

## Apartment

BEZIERS (34)

**77 500 €\***

\* Agency fees to be paid by the seller



41 m<sup>2</sup>



2 pièce(s)



1 chambre(s)

## PROPERTY DESCRIPTION

Located in Béziers, on the esplanade rosa park, one-bedroom apartment rented until the end of 2024 with terrace and private parking space in a secure residence. Located on the first floor of a small condominium, this bright and functional apartment has a beautiful private terrace, ideal for enjoying sunny days. The property consists of an entrance with storage cupboard, opening onto a spacious living space opening onto the terrace, an equipped and fitted kitchen, a bedroom with dressing room and a bathroom with separate WC. The terrace offers a beautiful outdoor living space, perfect for barbecues with friends or to relax after a long day. The private parking space is also a significant asset to facilitate parking. Located close to shops, schools and public transport, this apartment is ideal for a couple or a single person looking for a first purchase or a rental investment. Don't wait any longer to visit this favorite apartment! Number of condominium lots: 68, Average annual amount of the share of charges (estimated budget)(€1,125.46/year UAE included): €1,125 or €93 per month. The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Brice BÉNET**

**NEZIGNAN-L'EVEQUE  
(34120)**

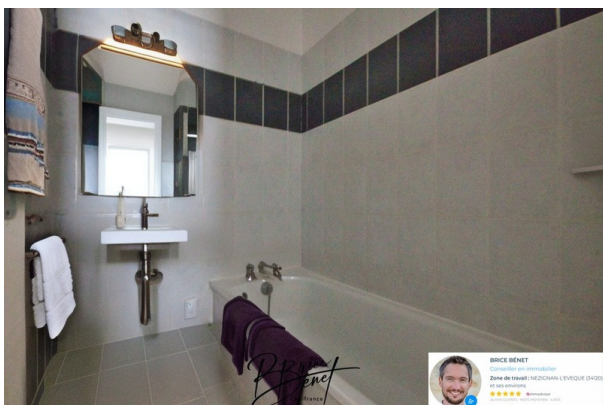
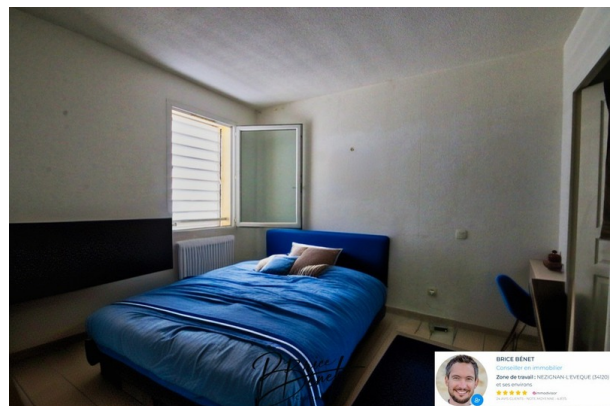
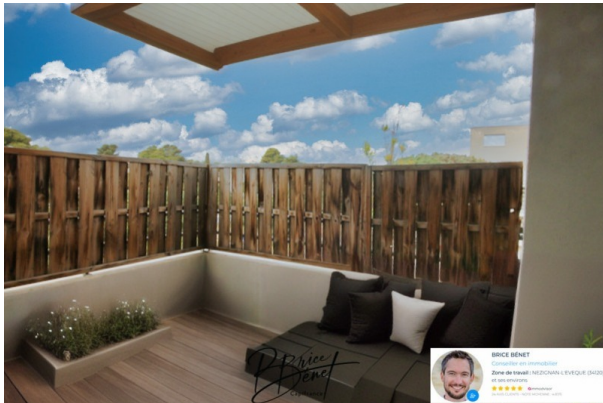
Agent

RSAC : 511 403 040 00047

Courts service city :  
BEZIERS

**(+33)6 07 83 21 97**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 809444  
Property type ..... Apartment  
Year of construction ..... 2008

### SURFACES

Living space ..... 41 m²  
Surface Carrez Law ..... 41 m²  
Living room surface ..... 20 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes  
Condominium lots count ..... 68  
Condominium fees ..... 94 €/mois  
Share of expenses ..... 1 125 €

### COMPOSITION

Number of rooms ..... 2  
Number of bedrooms ..... 1  
Number of bathrooms ..... 1

### DPE/GES

DPE ..... 164  
GES ..... 5

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Videophone ..... Non



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle