

# French Properties

ONLINE

€329 000

6 bedroom house

Surface : 141 m<sup>2</sup>

Surface of the land: 580 m<sup>2</sup>

Exposition: east-west

View : open

Kitchen: : fitted kitchen

Hot water: fuel oil

Heating: air conditioning

Inner condition: good

**Features:**

pool, Panneau solaire, air conditioning, shops at walking distance, double glazing, alarm, fireplace

6 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

Energy class (dpe): D

Emission of greenhouse gases (ges): D

Document non contractuel

23/02/2025 - Prix T.T.C



House 778 Béziers

**VILLAGE HOUSE WITH POOL AND GARDEN, CLOSE TO BEACHES AND VILLAGE**

In the charming village of Cers you will find this house with 2 living quarters. It will take you only 20 minutes by bike to reach the beautiful Mediterranean beaches and 5 minutes on foot to reach the village center. There is a large inviting garden with swimming pool at the back and a large garage with space for cars, bicycles and other equipment. The property is located along the main road into the village but outdoor life takes place at the back of the garden where everything is quiet. The property consists on the ground floor of: a built-in porch which can be an entrance hall but which today is furnished as a conservatory. Kitchen with dining area, a shower room and toilet, 1 living room, 2 double bedrooms with direct access to the garden. A very large garage which can be entered from both sides. Apartment above the garage: Entrance/wardrobe, shower room with toilet, a large continuous living room with open kitchen and dining area, 2 double bedrooms and 2 smaller bunk bedrooms. From the kitchen there is access to a balcony with stairs down to the garden and pool. There is air conditioning in all rooms. There are two external stairs that give access to the first floor, on the east facade and on

