



## A cocoon of greenery on the outskirts of Beziers,

34410, Sauvian, Hérault, Occitanie

\* Available \* 1 Bed \* 1 Bath

A cocoon of greenery on the outskirts of Beziers

€185,900

Ref: BVI74062

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**French Entrée** 

## Property Description

At the gateway to Béziers and 5 kilometres from the Mediterranean, Sauvian enjoys an exceptional geographical location, between farmland and vineyards.

Attractive, dynamic and welcoming, the commune is known for its modern facilities, the enhancement of its historic heritage and the importance it places on preserving its environment. Wooded areas, the production of green energy, the creation of an ecological corridor, an educational garden project and the installation of nesting boxes and beehives are just some of the initiatives that illustrate the town's efforts.

At the heart of the new Moulières district, just a 10-minute walk from the town centre, discover Naturéa, built around a landscaped central block. The residence comprises a small-scale building with 28 flats (T1 bis to T3) and 3 grouped duplex flats (T3 and T4). The result is a human-scale development that retains the spirit of the village, with its interplay of heights, volumes and colours.

All the homes have been designed to offer you an ideal quality of life, with spacious interiors that extend onto a terrace, functional spaces and large windows that flood your living room with light. On the penthouse level, the generous outdoor areas become living spaces in their own right.

The three grouped duplexes have all the benefits of a house: access from the outside, private garden, through-housing, large living room with reversible air conditioning, two private parking spaces...

For your convenience, Naturéa's main building has a lift.

The residence is secured by automatic gates and pedestrian doors, with access control by electromagnetic badge and videophone. It also offers private indoor and outdoor parking, as well as garages.

Finally, Naturéa is an exemplary residence in environmental terms. In terms of carbon emissions, it meets the "2025 threshold" of the RE2020 environmental regulations, exceeding legal requirements. A guarantee of sustainable, healthy, pleasant homes with controlled energy consumption.

Available under the Loi PINEL - zero-rate loan possible. Please contact us for further information.

This flat is available off-plan. Please contact us for details of the progress of work



## Gallery

