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Sumptuous Character Property With 5 Bedrooms On A 530 M2 Plot With Pool....

Puisserguier , **Herault** , **Occitanie**



€695,000

inc. of agency fees

5 Beds

3 Baths

Village with grocery, press, bakery, located at 5 minutes from Puisserguier (village with all shops), 25 minutes from Beziers and 30 minutes from the beach ! Sumptuous property, fully renovated with taste...

At a Glance

Reference MFH-LFR-CP783000E
Bed 5

Near to Puisserguier
Bath 3
Pool Yes

Price €695,000
Land Tax N/A

Property Description

Village with grocery, press, bakery, located at 5 minutes from Puisserguier (village with all shops), 25 minutes from Beziers and 30 minutes from the beach !

Sumptuous property, fully renovated with taste and quality materials ! This house full of character is offering

a living space of 268 m2 with spacious volumes, comprising 4 to 5 bedrooms in total (with a master bedroom), 3 bath/shower rooms, a beautiful dressing area, a stunning living room with open kitchen of 74 m2, a laundry area on a 530 m2 plot with beautiful courtyard with pool and bar (Bali style), covered parking space, plus a small stone barn that could be covered. Quality materials and renovation ! Contemporary style with a touch of original character ! Unique !

Ground = Large hallway of 12.68 m2 with laundry area underneath stairs of 2 m2 + office/bedroom of 13.84m2 (original fireplace) + boiler room of 10 m2 (sink and french window on the outside) + WC of 2.48 m2 with wash hand basin + sublime living room of 38 m2 with an insert fireplace and reversible air conditioning + fully equipped kitchen of 35.63 m2 (lower units, central island, sink, electric oven and micro waves, built-in dish washer and fridge, induction hob and integrated hood) with french windows on pool area and stunning floor.

1st = Beautiful original staircase leading on an hallway of 12.37 m2 (balcony) + spacious bathroom of 30 m2 (bath, italian walk-in shower, double basin unit, towel dryer and cupboard) with its en suite dressing room + bedroom of 16 m2 with WC and wash hand basin + large bedroom of 22.43 m2 (fireplace and original floor).

2nd = Hall of 7.20 m2 + master bedroom of 30 m2 comprising a bedroom with nice exposed beams and its en suite bathroom (bath, basin unit and towel dryer) + shower room of 4.62 m2 (shower, basin unit and towel dryer) + large and beautiful bedroom of 32 m2.

Exterior = Magnificent courtyard of 530 m2 (beautifully maintained) + pool (Bali style) with a bar and an integrated bench (6 x 3m, chloro, 1.50m deep) + many outside lights (beautiful in the evening) + small stone barn that could be converted (8 m2 on 2 levels) + covered parking space + about 6 parking places in the alley + well in the kitchen (free water for pool and garden).

Extras = Entirely renovated 2 years ago (electricity, plumbing, interior and exterior renovations:) + roof dating from 10 years + beautiful floors (original ones, parquet floors, travertine:) + insert fireplace + reversible air conditioning + double glazing + wooden shutters + estimated amount of annual energy consumption for standard use: between 1820 € and 2500 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + electric gate + annual land tax of 1280 €.

Price = 695.000 € (Unique ! Sublim !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 51568

Property Size: 268 m2

Property Lot Size: 530 m2

Bedrooms: 5

Bathrooms: 3

Reference: CP783000E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€695,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie

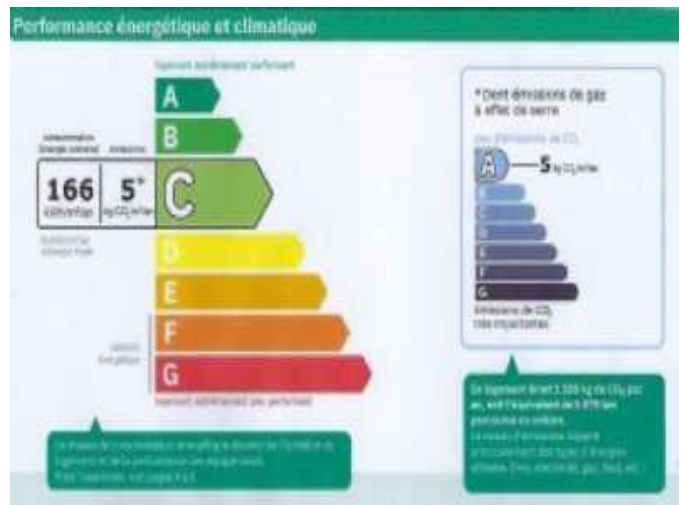


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