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Charming 1940s Villa Completely Renovated With Garage, Terrace, Heated...

Puissalicon , Herault , Occitanie



€379,000

inc. of agency fees

3 Beds

2 Baths

Medieval village with all shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes...

At a Glance

Reference MFH-LFR-MM399900E

Bed 3

Near to Puissalicon

Bath 2

Pool Yes

Price €379,000

Land Tax N/A

Property Description

Medieval village with all shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

Super charming 1940s town house, fully renovated, offering 145 m² of living space, including 3 bedrooms and 2 bathrooms in an ideal living environment. This property boasts a sunny courtyard, elegant heated swimming pool and superb fully-equipped summer kitchen, perfect for entertaining. A true haven of peace in the heart of the city, combining comfort and charm.

Ground = 70 m² garage with a semi converted area + workshop + laundry room + access to garden.

Street level = 3 m² hallway + 27 m² lounge opening onto 23 m² fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m² veranda and access to terrace + 11.5 m² bedroom + 5.5 m² bathroom (bath, 2 basins) + wc.

1st = 27 m² lounge + 2 bedrooms of 16 m² and 15 m² + 6.5 m² shower room (shower, washbasin, wc).

Outside = 50 m² front garden with terrace + 230 m² rear garden with heated saltwater swimming pool (8×4 m) with electric rolling cover + stone summer kitchen with covered area.

Miscellaneous = Oil-fired central heating and wood-burning stove + new electricity/plumbing + estimated amount of annual energy consumption for standard use: between 2018 Euros and 2730 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1900 Euros + charming and very well maintained.

Price = 379.000 Euros (A must see !)

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 : 65414

Property Size: 145 m2

Property Lot Size: 410 m2

Bedrooms: 3

Bathrooms: 2

Reference: MM399900E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

| | |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms: | 3 |
| Bathrooms | 2 |
| Price | €379,000 |

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery









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C. BAUER – Sunday Times

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S. and L. BROWN



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