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Rare Village House With 3 Bedrooms, 2 Bathrooms, Large Garage, 2 Terraces...

Puissalicon , Herault , Occitanie



€198,000

inc. of agency fees

3 Beds

2 Baths

Very pretty village with amenities and restaurants, 10 minutes to Beziers, 20 minutes to the coast and very easy access to the natural parc of the Languedoc...

At a Glance

Reference MFH-LFR-
PUI198000ED

Bed 3

Near to Puissalicon

Bath 2

Pool Yes

Price €198,000

Land Tax N/A

Property Description

Very pretty village with amenities and restaurants, 10 minutes to Beziers, 20 minutes to the coast and very easy access to the natural parc of the Languedoc with its beautiful rivers and lakes.

Rare village house with about 120 m² living space offering three bedrooms, two bathrooms, large garage, two terraces and a heated pool. Ready to move into, at a great price !

Ground = Large garage of 28 m² with electric door, shower room (shower, WC, basin), utility room and pool system.

1st = Equipped kitchen of 16,5 m² (oven, hob, fridge, extractor) with original tiling, and a chimney that also heats the second floor + bathroom of 6,5 m² (bath, WC, basin) + very bright large lounge of 30 m² with two bay windows, one opening up to a terrace of 7 m², the other onto a large terrace of 40 m² comprising a 3,5×5,5m heated tiled pool.

2nd = Hallway distributing to three bedrooms of 11,5 m² and 10,5 m² (both with built-in cupboard) and 14 m² with air conditioning + separate WC + landing of 11,5 m².

Sundry = Annual property tax of 1350 Euros + estimated amount of annual energy consumption for standard use: between 1416 Euros and 1916 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + furniture can be negotiated.

Price = 198.000 Euros (Very rare house in a sought-after village with restaurants and amenities. 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](https://georisques.gouv.fr)

Property Id : 67832

Property Size: 120 m2

Bedrooms: 3

Bathrooms: 2

Reference: PUI198000ED

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€198,000

Key Information

Property Features:

- Courtyard

Swimming Pool? Yes

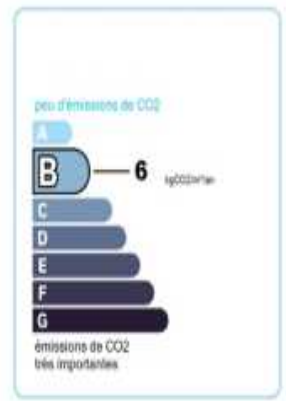
Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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