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Charming Village House With Character Offering 170 M2 Of Living Space...

Puimisson , **Herault** , **Occitanie**



€299,000

inc. of agency fees

4 Beds

3 Baths

Village with restaurants,
pizzeria, bakery, post office,
hairdresser, school, :15 minutes
from Beziers, 5 minutes from
Magalas and 25 minutes from
the...

At a Glance

Reference MFH-LFR-
PUI299000E

Bed 4

Near to Puimisson

Bath 3

Pool No

Price €299,000

Land Tax N/A

Property Description

Village with restaurants, pizzeria, bakery, post office, hairdresser, school, :15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.

Situated in the heart of a popular village, this superb 170 m2 house perfectly combines authentic charm and modern comforts. Completely renovated, it offers 4 spacious bedrooms, 3 bathrooms and a lovely, light-filled living room opening onto a 20 m2 terrace with exceptional panoramic views. A real haven of peace for enjoying the fine weather. A must-see!

Ground = 35 m2 en suite bedroom with 4 m2 shower room (shower, washbasin, WC) + cupboard.

1st = 1 m2 hall + 2 bedrooms of 15 m2 and 10 m2 + 11 m2 lounge with Languedoc fireplace + 9.5 m2 bathroom (bath, 2 basins, WC, shower).

2nd = 1 m2 hall + 28 m2 fitted kitchen/living room with fireplace (wall and floor units, gas hob, electric oven, dishwasher, extractor fan) + 10 m2 en suite bedroom with 3.5 m2 shower room (shower, washbasin, WC).

3rd = Lounge/recreation room of about 25 m2 with sink and access to terrace of about 20 m2 with superb panoramic views.

Miscellaneous = Heating with fireplace and electric convector heaters + property tax of 1097 Euros + estimated amount of annual energy consumption for standard use: between 2988 Euros and 4042 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + house in very good condition + possibility of summer rental income (600 Euros/week).

Price = 299.000 Euros (Charming and in a very pretty village !)

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 : 72236

Property Size: 170 m2

Bedrooms: 4

Bathrooms: 3

Reference: PUI299000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	3
Price	€299,000

Key Information

Property Features:

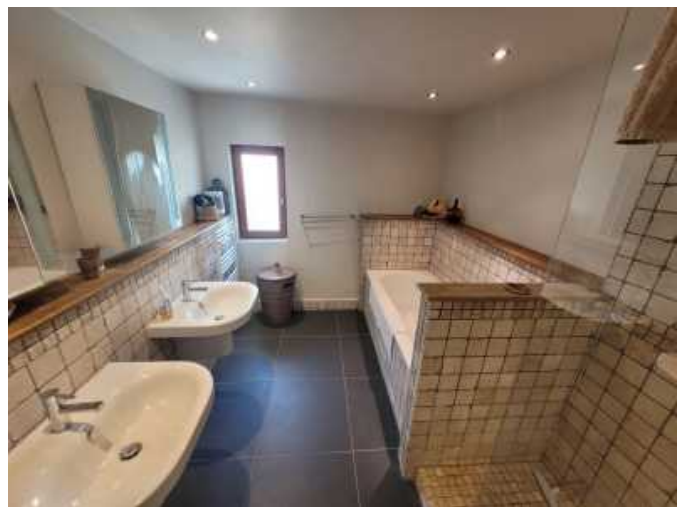
- Immediately Habitable

Location: Occitanie



Gallery









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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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