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## Charming Winegrower's House, Fully Renovated, With 182 M2 Of Living Space...

**Puissalicon , Herault , Occitanie**



**€356,400**

**inc. of agency fees**

**3 Beds**

**3 Baths**

Delightful village with cafe, restaurants, tabac: located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beaches! Charming...

### At a Glance

**Reference** MFH-LFR-  
PU356400E

**Bed** 3

**Near to** Puissalicon

**Bath** 3

**Pool** No

**Price** €356,400

**Land Tax** N/A

### Property Description

Delightful village with cafe, restaurants, tabac: located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beaches!

Charming winegrower's house, fully renovated, with a living space of 182 m<sup>2</sup>, it offers 3 bedrooms (including a spacious master suite), 3 bathrooms/shower rooms, a beautiful bright living area and a spacious contemporary kitchen with access to a large 65 m<sup>2</sup> terrace ! In addition, the property also features a study area, a laundry room, as well as a garage and a workshop of nearly 150 m<sup>2</sup> !

Ground = Corridor of 11.22 m<sup>2</sup> with beautiful original stone staircase + large garage of 90 m<sup>2</sup> with electric gate + workshop of 60 m<sup>2</sup>.

1st = Hallway of 5 m<sup>2</sup> + bright living room of 45 m<sup>2</sup> with exposed stone walls, 2 balconies and a marble fireplace + storage cupboard of 2.42 m<sup>2</sup> + shower room/laundry room of 4.78 m<sup>2</sup> (WC, hand basin unit, shower, laundry area) + spacious, contemporary kitchen of 36 m<sup>2</sup> (large central island, induction hob, extractor hood, double sink, storage units:) with a decorative fireplace and access to the terrace + pleasant 65 m<sup>2</sup> terrace.

2nd = Hallway/study area of 12 m<sup>2</sup> + bathroom of 6.60 m<sup>2</sup> (bathtub, vanity unit, WC) + large master suite of 36 m<sup>2</sup> with 22 m<sup>2</sup> bedroom, 6 m<sup>2</sup> walk-in wardrobe and 8.21 m<sup>2</sup> shower room (large walk-in shower, WC, vanity unit) + bedroom of 12 m<sup>2</sup> + bedroom of 11 m<sup>2</sup> (both with lovely views).

Additional features = Fully renovated (electricity, plumbing, windows, new roof:) + original features (cement tiles, marble fireplace, only decoratives, exposed stone walls) + electric heating + high-quality aluminium double glazing + wooden shutters + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1540 Euros and 2120 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1133 Euros.

Price = 356.400 Euros (Full of charm!)

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](http://georisques.gouv.fr)

Property Id : 73263

Property Size: 182 m2

Bedrooms: 3

Bathrooms: 3

Reference: PU356400E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€356,400

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery

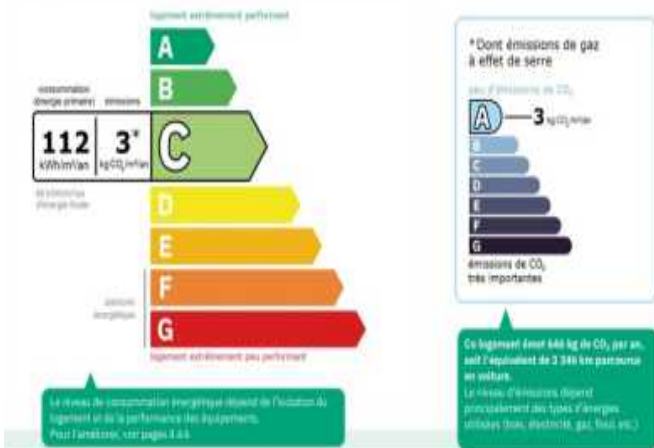








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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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