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## Pretty Villa Divided Into 2 Apartments With Terrace And Garage On A 560...

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



**€359,000**

**inc. of agency fees**

5 Beds

2 Baths

Medieval village with grocery, pizzeria, 2 restaurants, primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the...

### At a Glance

**Reference** MFH-LFR-P460000E

**Bed** 5

**Near to** Puimisson

**Bath** 2

**Pool** Yes

**Price** €359,000

**Land Tax** N/A

### Property Description

Medieval village with grocery, pizzeria, 2 restaurants, primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast.

Large and pretty detached villa, offering 2 apartments of 64 m<sup>2</sup> and 84 m<sup>2</sup> of living space or just a large habitation of 148 m<sup>2</sup> with terrace, garage and on a 560 m<sup>2</sup> plot with pool and garden area. In a beautiful village with shops and restaurants, just 15 minutes from Beziers.

Ground = Garage of about 25 m<sup>2</sup> + hall of 5 m<sup>2</sup> + kitchen of 13.3 m<sup>2</sup> (fridge, hob and fridge) + 3 bedrooms of 12 m<sup>2</sup>, 15 .2 m<sup>2</sup> and 11.5 m<sup>2</sup> + washroom of 4 m<sup>2</sup> (italian walk-in shower, WC and washbasin).

1st = Entrance hall of 7 m<sup>2</sup> + kitchen of 12.5 m<sup>2</sup> (fix units, dishwasher, hob, oven, fridge and sink) with access to a terrace + lounge/living room of 35 m<sup>2</sup> with fireplace + bathroom of 7.8 m<sup>2</sup> (shower, bath, WC and washbasin) + 2 bedrooms of 12 m<sup>2</sup> and 10 m<sup>2</sup>.

Exterior = Lovely courtyard/garden in front and side of the house + pool (8x4m) + parking area.

Extras = Central town gas heating + estimated amount of annual energy consumption for standard use: between 1446 Euros and 1956 Euros per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of 1278 Euros.

Price = 359.000 Euros (Potential, good location in a 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](http://georisques.gouv.fr)

Property Id : 66069

Property Size: 148 m2

Property Lot Size: 560 m2

Bedrooms: 5

Bathrooms: 2

Reference: P460000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€359,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool?      Yes

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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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