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Superb And Unique Bourgeoise Home With Its Gardian Home On A 595 M2 Plot...

Puissalicon , **Herault** , **Occitanie**



€485,000

inc. of agency fees

9 Beds 4 Baths 352 sqm 0.06 ha

Nice village with all
grocery/news agent, restaurant,
school, bar, 15 minutes from
Beziers, (airport) and 20 minutes
from the coast. Former property
of...

At a Glance

Reference MFH-LFR-
pau556400e

Bed 9

Land 0.06 ha

Near to Puissalicon

Bath 4

Pool Yes

Price €485,000

Hab.Space 352 sqm

Land Tax N/A

Property Description

Nice village with all grocery/news agent, restaurant, school, bar, 15 minutes from Beziers, (airport) and 20 minutes from the coast.

Former property of a wine merchant including a large bourgeoise home of 270 m² living space (1919, 7 bedrooms and 3 bathrooms) and its gite/gardian home of 82 m² (2 bedrooms and one bathroom), on a 595 m² plot with annexes and pool, well south facing orientated. An absolute must see!

Main residence

Ground = Entrance hall of 20 m² + lounge of 18 m² + living room/kitchen of 33 m² with access to a utility room of 8.5 m² and workshop + WC with handbasin + office of 13.5 m².

1st = Hall of 6.5 m² + 4 bedrooms of 16.6 m², 18 m², 16.5 m² and 16 m² + bathroom of 6.4 m² (bath, wasbasin and wc).

2nd = Hall of 7.8 m² + 3 bedrooms of 16.5 m², 18 m² and 18 m² en suite with bathroom of 5.8 m² (free standing bath, washbasin and WC) + shower room of 4 m² (shower, washbasin and WC).

Gite

Ground = Living room/kitchen of 30 m² + lounge of 28 m².

1st = Hall of 5 m² + bedroom of 18 m² + bedroom of 19 m² with sleeping mezzanine + bathroom of 10 m² (italian walk-in shower, wc and washbasin).

Exterior = Plot of 595 m² + salty secured pool with winter/summer protecting covers + automated water sprinkling system + one parking space inside the property + a stone shed of 25 m² with a former barbecue.

Extras = 2 rooms with reversible air conditioning + the house would need a more powerful heating system + simple glazing + estimated amount of annual energy consumption for standard use: between 2158 Euros and 2920 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2373 Euros + roof done in 2009.

Price = 519.000 Euros (Superb and unique !)

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 : 69050

Property Size: 352 m2

Property Lot Size: 595 m2

Bedrooms: 9

Bathrooms: 4

Reference: pau556400e

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

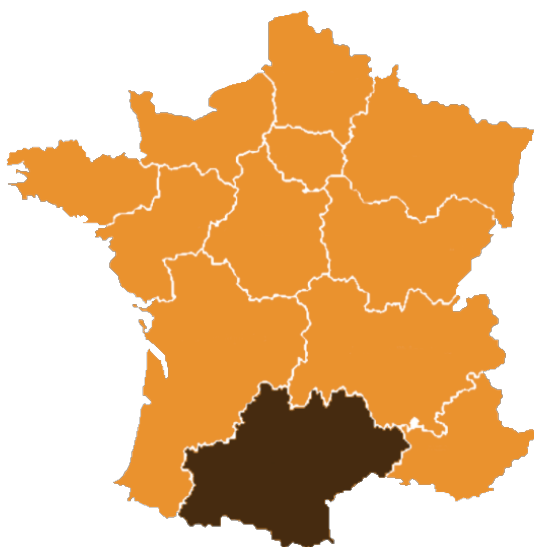
Summary

Property type:	Mansion
Bedrooms:	9
Bathrooms	4
Price	€485,000

Key Information

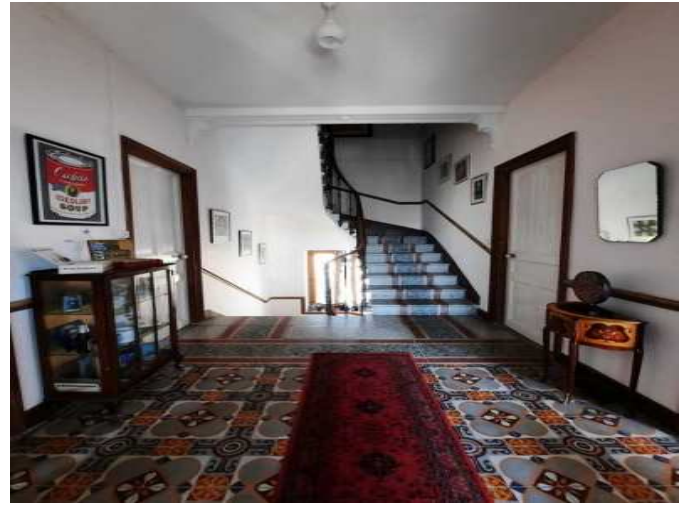
Internal Area:	352 sqm
Land Area:	0.06 ha
Property Features:	
• Courtyard	
Swimming Pool?	Yes

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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C. BAUER – Sunday Times

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S. and L. BROWN



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