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Charming Winegrowers House With 4 Bedrooms, Garage, Terrace, Courtyard,...

Puimisson, Herault, Occitanie



€296,800

inc. of agency fees

4 Beds

2 Baths

Pleasant village (cafe, restaurant, tabac, post office:) located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 20 minutes from the beach !Charming winegrowers house full of character...

At a Glance

Reference MFH-LFR-P318000E

Near to Puimisson

Price €296,800

Bed 4

Bath

Land Tax N/A

Pool Yes

Property Description

Pleasant village (cafe, restaurant, tabac, post office:) located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 20 minutes from the beach!

Charming winegrowers house full of character (dating from 1870) offering a living space of 194 m2 with

spacious rooms comprising a total of 4 bedrooms (with a master bedroom), 2 bath/shower rooms, a large and luminous living space of 48 m2, a separate kitchen of 30 m2, as well as a pleasant and easy to maintain courtyard of about 150 m2 with secured pool area, stone shed (perfect to create a summer kitchen), a south facing terrace of 38 m2 and a large garage of 103 m2! In a quiet street, only a few steps from the village centre! Full of charm!

Basement = Large garage of 103 m2 (access to the 1st floor with a wooden staircase).

Ground = Access by outside stairs to the 38 m2 terrace + entrance of 16 m2 + large separate kitchen of 30 m2 with access to the terrace + vast living room of 48 m2 (very luminous with its 3 openings, 2 are leading on a balconies) + WC of 1.26 m2 with hand basin + room of 5.40 m2.

1st = Magnificent original stone staircase leading on a corridor of 11 m2 + washroom of 8.82 m2 (WC, sink, shower) + bedroom of 12.07 m2 + bedroom of 12.86 m2 (cupboard) + room of 9.48 m2 (ideal for a dressing or an office with beautiful tommettes old floor) + bedroom of 13.72 m2 (cupboard) + beautiful master bedroom with a total of 26 m2 comprising a bedroom of 17 m2 (marble fireplace) and its en suite bathroom of 8.81 m2 (basin unit and bath).

Exterior = Pleasant courtyard (easy to maintain) of about 150 m2 + secured pool area with (chlory pool 8x4m, 1.60m deep, with a protection cover) + stone shed with a well (ideal to create a summer kitchen) + south facing terrace of 38 m2.

Extras = Spavious volumes + original features like marble fireplace, stone staircase, beautiful stone floors + double glazing in some part + roller shutters on ground floor and wooden shutters on 1st + tiled floor on ground and parquet floor on 1st (probably old french tiled floor underneath) + electric heating + very luminous + roof in good state + few refreshment to foresee + estimated amount of annual energy consumption for standard use: between $2590 \in \text{and } 3560 \in \text{per year}$. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of $1870 \in \text{.}$

Price = 296.800 € (Very charming! Very pleasant! 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

Property Id: 44242 Property Size: 194 m2 Property Lot Size: 388 m2

Bedrooms: 4
Bathrooms: 2

Reference: P318000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type: House Bedrooms: 4

Bathrooms 2

Price €296,800

Key Information

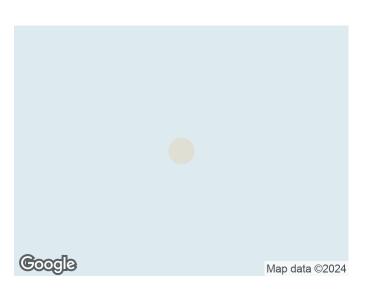
Property Features:

Courtyard

Swimming Pool? Yes

Location: Occitanie





Gallery



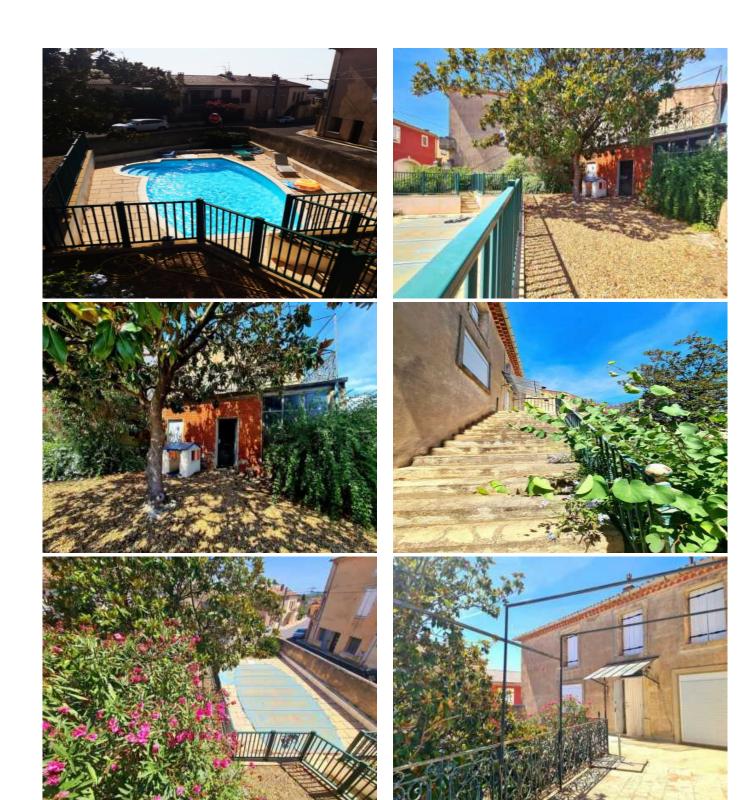








































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C. BAUER – Sunday Times

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