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## Simple And Practical Villa With 125 M2 Of Living Space, In A Peaceful...

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



# €375,000

inc. of agency fees

4 Beds

2 Baths

Medieval village with all shops, cafes, primary, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast. This villa is a gem of simplicity and practicality....

### At a Glance

|                  |                   |                |           |                 |          |
|------------------|-------------------|----------------|-----------|-----------------|----------|
| <b>Reference</b> | MFH-LFR-PU375000E | <b>Near to</b> | Puimisson | <b>Price</b>    | €375,000 |
| <b>Bed</b>       | 4                 | <b>Bath</b>    | 2         | <b>Land Tax</b> | N/A      |
|                  |                   | <b>Pool</b>    | Yes       |                 |          |

### Property Description

Medieval village with all shops, cafes, primary, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast.

This villa is a gem of simplicity and practicality. Located in a peaceful neighbourhood close to shops, it

offers 125 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms in a haven of tranquility. With an easy-to-maintain design, it features well-arranged spaces for comfortable living. Its garden, equally easy to maintain, is ideal for relaxation next to the pool.

Interior = Garage of 21 m<sup>2</sup> + hall of 14 m<sup>2</sup> + kitchen of 13.7 m<sup>2</sup> + living room of 39.3 m<sup>2</sup> giving onto the terrace + 4 bedrooms of 10.9 m<sup>2</sup>, 13.4 m<sup>2</sup>, 11.7 m<sup>2</sup> and 10.3 m<sup>2</sup> + bathroom of 6 m<sup>2</sup> (shower, bath, washbasin) + shower room of 4 m<sup>2</sup> (shower, washbasin, WC) + WC.

Exterior = Large plot of 1112 m<sup>2</sup> easy to maintain with pool (7x3m, chlorine, alarme) + large terrace of 33 m<sup>2</sup>.

Extras = Reversible air conditioning + electric heating + possibility to buy furnished + annual land tax of 1448 € + estimated amount of annual energy consumption for standard use: between 975 € and 1319 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + possibility to install a wood/pellet burner.

Price = 375.000 € (Home in spotless condition !)

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 : 50839

Property Size: 125 m<sup>2</sup>

Property Lot Size: 1,112 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: PU375000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 4            |
| Bathrooms      | 2            |
| Price          | €375,000     |

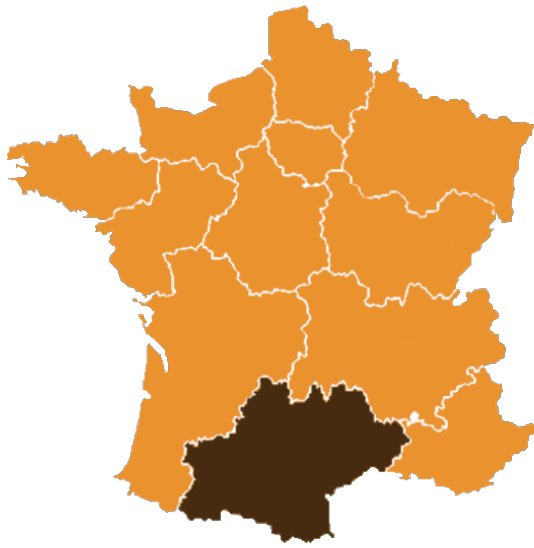
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







## Performance énergétique

\* Dont émissions de gaz à effet de serre.



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.

Ce logement émet 90 kg de CO<sub>2</sub> par an, soit l'équivalent de 180 l. de pétrole.

Le niveau d'émission dépend principalement des types d'énergie utilisés (eau, électricité, gaz, bois, etc.).

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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