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Lovely Single Storey Villa With 116 M2 Of Living Space On 1001 M2 Of Land...

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



€351,000

inc. of agency fees

4 Beds

2 Baths

Medieval village with all shops, cafes, restaurants, pizzeria and primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches. Delightful single storey villa on...

At a Glance

Reference	MFH-LFR-PU365000E	Near to	Puimisson	Price	€351,000
Bed	4	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Medieval village with all shops, cafes, restaurants, pizzeria and primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

Delightful single storey villa on 1001 m2 of land in a peaceful area close to shops, offering 116 m2 of living

space including 4 bedrooms and 2 bathrooms. Its pleasant, fully flowered garden also features a vegetable patch.

Interior = Entrance into 45 m² living room opening onto terrace + 9.5 m² fitted kitchen (hob, electric oven, dishwasher, fridge) + storeroom/utility room of 4.5 m² + corridor of 6.2 m² with cupboard + 3 bedrooms of 9 m², 9 m² and 8.8 m² + bathroom of 6.5 m² (corner bath, 2 washbasins) + bedroom of 13.4 m² with access to the terrace and en suite with shower room of 3.3 m² (shower, washbasin) + Wc.

Exterior = Pretty 1001 m² garden with bean-shaped swimming pool (7.5×3.5m, salt) + vegetable patch + many flowers and shrubs + private driveway/parking area + garden shed.

Miscellaneous = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 815 € and 1103 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of about 1000 €.

Price = 351.000 € (Lovely and comfortable!)

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 : 57669

Property Size: 116 m²

Property Lot Size: 1,001 m²

Bedrooms: 4

Bathrooms: 2

Reference: PU365000E

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	€351,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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