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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...

### At a Glance

<b>Reference</b>	MFH-LFR-PU365000E	<b>Near to</b>	Puimisson	<b>Price</b>	€351,000
<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, 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 m<sup>2</sup> living room opening onto terrace + 9.5 m<sup>2</sup> fitted kitchen (hob, electric oven, dishwasher, fridge) + storeroom/utility room of 4.5 m<sup>2</sup> + corridor of 6.2 m<sup>2</sup> with cupboard + 3 bedrooms of 9 m<sup>2</sup>, 9 m<sup>2</sup> and 8.8 m<sup>2</sup> + bathroom of 6.5 m<sup>2</sup> (corner bath, 2 washbasins) + bedroom of 13.4 m<sup>2</sup> with access to the terrace and en suite with shower room of 3.3 m<sup>2</sup> (shower, washbasin) + Wc.

Exterior = Pretty 1001 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 57669

Property Size: 116 m<sup>2</sup>

Property Lot Size: 1,001 m<sup>2</sup>

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

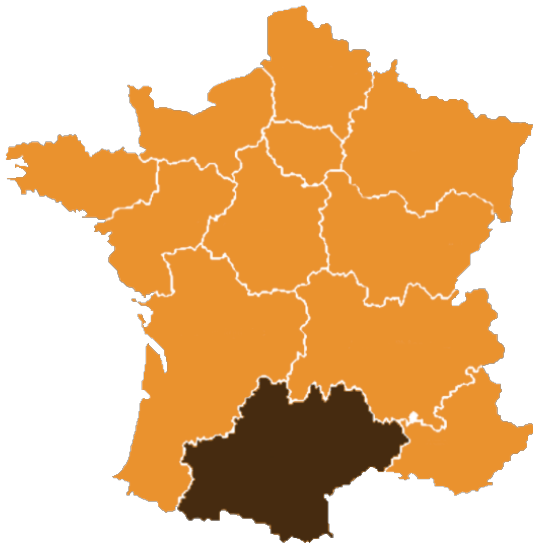
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



# Gallery







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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.

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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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