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Former Wine-Growing Estate With 135 M2 Living Space, Garage, Barn, Terrace,...

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



€329,940

inc. of agency fees

6 Beds

2 Baths

Medieval village with all shops, cafes and primary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches. Renew your winegrowing tradition or develop a tourism...

At a Glance

Reference MFH-LFR-PU329940E
Bed 6

Near to Puimisson
Bath 2
Pool Yes

Price €329,940
Land Tax N/A

Property Description

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

Renew your winegrowing tradition or develop a tourism project with this former winegrowing estate offering

a welcoming house of 135 m2 (4 bedrooms) plus a semi-fitted part of 80 m2 (2 bedrooms), a beautiful terrace with views, a generous garden for growing your vegetable garden and its above-ground swimming pool. The separate courtyard offers an additional 110 m2 of multi-purpose space leading to about 260 m2 of garage/storage (including a separate 80 m2 barn) to house all kinds of equipment and vehicles (or to convert into a gite!). Great potential!

Ground = 10 m2 entrance hall + 180 m2 garage with access to an 80 m2 shed + access to the garden + access to the courtyard.

1st = 16.2 m2 hall + 27 m2 living room with access to an 11 m2 veranda + 13.3 m2 kitchen (wall and floor units, dishwasher, oven, hood, hob) + 7 m2 corridor + 16.5 m2 bedroom with access to terrace + 11 m2 study with access to terrace + 6.7 m2 dressing/laundry room + WC + 5.8 m2 shower room (shower, washbasin) + 5.6 m2 corridor with access to the terrace + 80 m2 semi-fitted area above part of the garage and shed: 40 m2 room + 12.6 m2 bedroom + 26 m2 bedroom with en-suite shower room (shower, washbasin, WC).

2nd = 3.5 m2 hall + 2 bedrooms of 10.5 m2 and 12.6 m2 + 50 m2 attic.

Outside = 45 m2 terrace with lovely views + 110 m2 courtyard + 500 m2 garden (only accessible via the garage) with above-ground swimming pool.

Miscellaneous = Reversible air conditioning in the living room + double glazing + town gas central heating + property tax of 1880 € + estimated amount of annual energy consumption for standard use: between 2611 € and 3533 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + electricity and mains drainage in the shed + minor modernisation work to be carried out.

Price = 329.940 € (Many possibilities!)

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 : 54434

Property Size: 215 m2

Property Lot Size: 862 m2

Bedrooms: 6

Bathrooms: 2

Reference: PU329940E

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:	6
Bathrooms	2
Price	€329,940

Key Information

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). 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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C. BAUER – Sunday Times

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