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Superb Character Property Comprising 2 Houses, Large Courtyard With Swimming...

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



€529,000

inc. of agency fees

5 Beds

2 Baths

Village with shops, restaurants and school, 15 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches. Superb character property (former village post office), offering 165 m2 of...

At a Glance

Reference MFH-LFR-PUI529000E

Bed 5

Near to Puimisson

Bath 2

Pool Yes

Price €529,000

Land Tax N/A

Property Description

Village with shops, restaurants and school, 15 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Superb character property (former village post office), offering 165 m² of living space including 4/5 bedrooms and 2 bathrooms plus a 60 m² gite. All overlooking a large courtyard of approximately 200 m² with swimming pool and porch. Absolutely charming, with all the comforts you need in any season. Very good rental potential.

Main house

Ground = 11 m² entrance hall + 50 m² living room/equipped kitchen (base units, hob, electric oven, sink, dishwasher) and access to courtyard + 3.7 m² storeroom + 9.8 m² study/bedroom + 3.8 m² shower room (washbasin, WC).

1st = 14 m² bedroom with access to terrace + 7 m² bathroom (bath, washbasin, wc) + 22 m² bedroom + 13 m² bedroom + 10 m² bathroom (bath, washbasin and wc) + 22 m² bedroom.

Gite

Ground = 26 m² living room/equipped kitchen (base units, hob, electric oven, sink, dishwasher) and access to courtyard.

2nd = 14 m² lounge/bedroom with access to terrace + 11 m² bedroom + 5 m² shower room (bath, washbasin, WC).

Exterior = Beautiful 200 m² paved courtyard with swimming pool (8x4m) + 25 m² porch with car access.

Miscellaneous = Superb character features (doors, windows, floors and fireplaces) + estimated amount of annual energy consumption for standard use: between 3633 € and 4915 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 2300 € property tax + oil central heating + some painting required on the ground floor + access to the annex is via the main house (B&B possible).

Price = 529.000 € (Great and rare opportunity, 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 : 56533

Property Size: 165 m²

Property Lot Size: 360 m²

Bedrooms: 5

Bathrooms: 2

Reference: PUI529000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

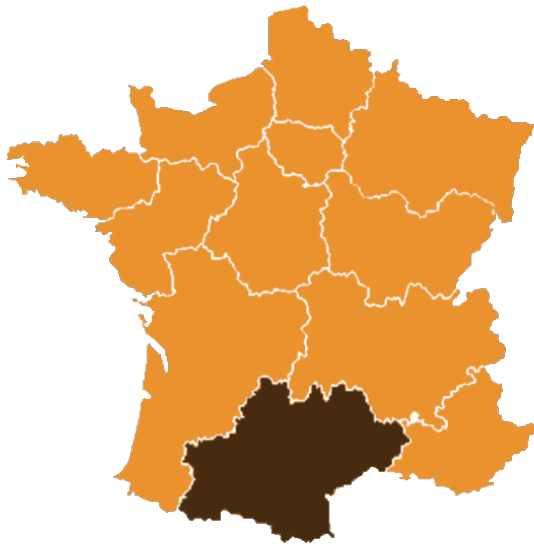
Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€529,000

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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