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Charming 1940s Villa Completely Renovated With Garage, Terrace, Heated...

Puissalicon , Herault , Occitanie



€399,900
inc. of agency fees

3 Beds

2 Baths

Medieval village with all shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches. Super charming 1940s town house,...

At a Glance

Reference MFH-LFR-MM399900E

Bed 3

Near to Puissalicon

Bath 2

Pool Yes

Price €399,900

Land Tax N/A

Property Description

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

Super charming 1940s town house, fully renovated, offering 145 m² of living space, including 3 bedrooms and 2 bathrooms in an ideal living environment. This property boasts a sunny courtyard, elegant heated swimming pool and superb fully-equipped summer kitchen, perfect for entertaining. A true haven of peace in the heart of the city, combining comfort and charm.

Ground = 70 m² garage with a semi converted area + workshop + laundry room + access to garden.

Street level = 3 m² hallway + 27 m² lounge opening onto 23 m² fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m² veranda and access to terrace + 11.5 m² bedroom + 5.5 m² bathroom (bath, 2 basins) + wc.

1st = 27 m² lounge + 2 bedrooms of 16 m² and 15 m² + 6.5 m² shower room (shower, washbasin, wc).

Outside = 50 m² front garden with terrace + 230 m² rear garden with heated saltwater swimming pool (8×4 m) with electric rolling cover + stone summer kitchen with covered area.

Miscellaneous = Oil-fired central heating and wood-burning stove + new electricity/plumbing + estimated amount of annual energy consumption for standard use: between 2018 € and 2730 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1900 € + charming and very well maintained.

Price = 399.900 € (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 : 58265

Property Size: 145 m²

Property Lot Size: 410 m²

Bedrooms: 3

Bathrooms: 2

Reference: MM399900E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool
Terrace
With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€399,900

Key Information

Property Features:	
• Courtyard	
Swimming Pool?	Yes

Location: Occitanie



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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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