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

Puissalicon , Hérault , 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 m<sup>2</sup> 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 m<sup>2</sup> garage with a semi converted area + workshop + laundry room + access to garden.

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

1st = 27 m<sup>2</sup> lounge + 2 bedrooms of 16 m<sup>2</sup> and 15 m<sup>2</sup> + 6.5 m<sup>2</sup> shower room (shower, washbasin, wc).

Outside = 50 m<sup>2</sup> front garden with terrace + 230 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 58265

Property Size: 145 m<sup>2</sup>

Property Lot Size: 410 m<sup>2</sup>

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



## 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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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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