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## Pretty Villa Divided Into 2 Apartments With Terrace And Garage On A 560...

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



**€359,000**

inc. of agency fees

5 Beds

2 Baths

Medieval village with grocery, pizzeria, 2 restaurants, primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast. Large and pretty detached villa, offering 2...

### At a Glance

**Reference** MFH-LFR-P460000E

**Bed** 5

**Near to** Puimisson

**Bath** 2

**Pool** Yes

**Price** €359,000

**Land Tax** N/A

### Property Description

Medieval village with grocery, pizzeria, 2 restaurants, primary school, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast.

Large and pretty detached villa, offering 2 apartments of 64 m2 and 84 m2 of living space or just a large

habitation of 148 m<sup>2</sup> with terrace, garage and on a 560 m<sup>2</sup> plot with pool and garden area. In a beautiful village with shops and restaurants, just 15 minutes from Beziers.

Ground = Garage of about 25 m<sup>2</sup> + hall of 5 m<sup>2</sup> + kitchen of 13.3 m<sup>2</sup> (fridge, hob and fridge) + 3 bedrooms of 12 m<sup>2</sup>, 15 .2 m<sup>2</sup> and 11.5 m<sup>2</sup> + washroom of 4 m<sup>2</sup> (italian walk-in shower, WC and washbasin).

1st = Entrance hall of 7 m<sup>2</sup> + kitchen of 12.5 m<sup>2</sup> (fix units, dishwasher, hob, oven, fridge and sink) with access to a terrace + lounge/living room of 35 m<sup>2</sup> with fireplace + bathroom of 7.8 m<sup>2</sup> (shower, bath, WC and washbasin) + 2 bedrooms of 12 m<sup>2</sup> and 10 m<sup>2</sup>.

Exterior = Lovely courtyard/garden in front and side of the house + pool (8x4m) + parking area.

Extras = Central town gas heating + estimated amount of annual energy consumption for standard use: between 1446 € and 1956 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of 1278 €.

Price = 359.000 € (Potential, good location in a pretty village)

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 : 52864

Property Size: 148 m<sup>2</sup>

Property Lot Size: 560 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: P460000E

### **Other Features**

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€359,000

## Key Information

Property Features:

- Immediately Habitable

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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