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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 m² with terrace, garage and on a 560 m² plot with pool and garden area. In a beautiful village with shops and restaurants, just 15 minutes from Beziers.

Ground = Garage of about 25 m² + hall of 5 m² + kitchen of 13.3 m² (fridge, hob and fridge) + 3 bedrooms of 12 m², 15.2 m² and 11.5 m² + washroom of 4 m² (italian walk-in shower, WC and washbasin).

1st = Entrance hall of 7 m² + kitchen of 12.5 m² (fix units, dishwasher, hob, oven, fridge and sink) with access to a terrace + lounge/living room of 35 m² with fireplace + bathroom of 7.8 m² (shower, bath, WC and washbasin) + 2 bedrooms of 12 m² and 10 m².

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

Property Id : 52864

Property Size: 148 m²

Property Lot Size: 560 m²

Bedrooms: 5

Bathrooms: 2

Reference: P460000E

Other Features

Immediately Habitable

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



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C. BAUER – Sunday Times

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