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Winegrower's House With 140 M2 Of Living Space On 1772 M2 Including 1000...

Puissalicon , Herault , Occitanie



€442,800

inc. of agency fees

4 Beds

1 Baths

Village with a grocery/news agent, restaurant, cafe, 10 minutes from Beziers, 25 minutes from the beach and from the airport and 10 minutes from the Orb river. Former winegrower house (dating from the...

At a Glance

Reference MFH-LFR-P453600E

Near to Puissalicon

Price €442,800

Bed 4

Bath 1

Land Tax N/A

Pool No

Property Description

Village with a grocery/news agent, restaurant, cafe, 10 minutes from Beziers, 25 minutes from the beach and from the airport and 10 minutes from the Orb river.

Former winegrower house (dating from the 60's) with 140 m2 of living space, including 4 bedrooms plus a

large garage, on a 1772 m2 plot with views and including a constructible part of about 1000 m2. At the edge of the village and in very good condition.

Ground = Entrance onto a living room/equipped kitchen of 65 m2 (hob, fridge, extractor fan, electric oven and dishwasher) with access to the 2 courtyards + WC with handbasin + pantry of 4.2 m2.

1st = Entrance hall of 17 m2 + living room of 27.2 m2 with access to a terrace of 10 m2 with views + equipped kitchen of 13.5 m2 (induction hob, fridge, extractor, electric oven, dishwasher) + WC + corridor of 12.3 m2 + 4 bedrooms of 14.7 m2, 14.7 m2, 14.7 m2 and 14.8 m2 + shower room of 4 m2 (shower, washbasin and bidet).

Exterior = Beautiful terrace of 80 m2 + plot of 1772 m2 including 1000 m2 constructible with views + hangar + chicken coop + vegetable plot + water recycling tank.

Extras = Central heating with heat pump (air/water) + annual land tax of 1160 € + estimated amount of annual energy consumption for standard use: between 784 € and 1060 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + garage of 120 m2.

Price = 442.800 € (Potential with a superb situation !)

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 : 35331

Property Size: 140 m2

Property Lot Size: 1,772 m2

Bedrooms: 4

Bathrooms: 1

Reference: P453600E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

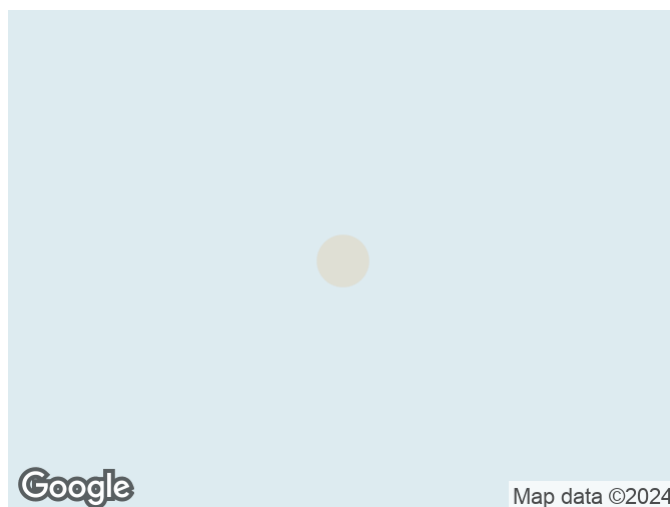
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|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €442,800 |

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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