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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

<b>Reference</b>	MFH-LFR-P453600E	<b>Near to</b>	Puissalicon	<b>Price</b>	€442,800
<b>Bed</b>	4	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	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](http://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

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

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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