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Charming Winegrowers House With 4 Bedrooms, Garage, Terrace, Courtyard,...

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



€286,200

inc. of agency fees

4 Beds

2 Baths

Pleasant village (cafe, restaurant, tabac, post office:) located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 20 minutes from the beach !Charming winegrowers house full of character...

At a Glance

Reference	MFH-LFR-P318000E	Near to	Puimisson	Price	€286,200
Bed	4	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Pleasant village (cafe, restaurant, tabac, post office:) located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 20 minutes from the beach !

Charming winegrowers house full of character (dating from 1870) offering a living space of 194 m2 with

spacious rooms comprising a total of 4 bedrooms (with a master bedroom), 2 bath/shower rooms, a large and luminous living space of 48 m², a separate kitchen of 30 m², as well as a pleasant and easy to maintain courtyard of about 150 m² with secured pool area, stone shed (perfect to create a summer kitchen), a south facing terrace of 38 m² and a large garage of 103 m² ! In a quiet street, only a few steps from the village centre ! Full of charm !

Basement = Large garage of 103 m² (access to the 1st floor with a wooden staircase).

Ground = Access by outside stairs to the 38 m² terrace + entrance of 16 m² + large separate kitchen of 30 m² with access to the terrace + vast living room of 48 m² (very luminous with its 3 openings, 2 are leading on a balconies) + WC of 1.26 m² with hand basin + room of 5.40 m².

1st = Magnificent original stone staircase leading on a corridor of 11 m² + washroom of 8.82 m² (WC, sink, shower) + bedroom of 12.07 m² + bedroom of 12.86 m² (cupboard) + room of 9.48 m² (ideal for a dressing or an office with beautiful tommettes old floor) + bedroom of 13.72 m² (cupboard) + beautiful master bedroom with a total of 26 m² comprising a bedroom of 17 m² (marble fireplace) and its en suite bathroom of 8.81 m² (basin unit and bath).

Exterior = Pleasant courtyard (easy to maintain) of about 150 m² + secured pool area with (chlory pool 8x4m, 1.60m deep, with a protection cover) + stone shed with a well (ideal to create a summer kitchen) + south facing terrace of 38 m².

Extras = Spavious volumes + original features like marble fireplace, stone staircase, beautiful stone floors + double glazing in some part + roller shutters on ground floor and wooden shutters on 1st + tiled floor on ground and parquet floor on 1st (probably old french tiled floor underneath) + electric heating + very luminous + roof in good state + few refreshment to foresee + estimated amount of annual energy consumption for standard use: between 2590 € and 3560 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1870 €.

Price = 286.200 € (Very charming ! Very pleasant ! 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

Property Id : 55554

Property Size: 194 m²

Property Lot Size: 388 m²

Bedrooms: 4

Bathrooms: 2

Reference: P318000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

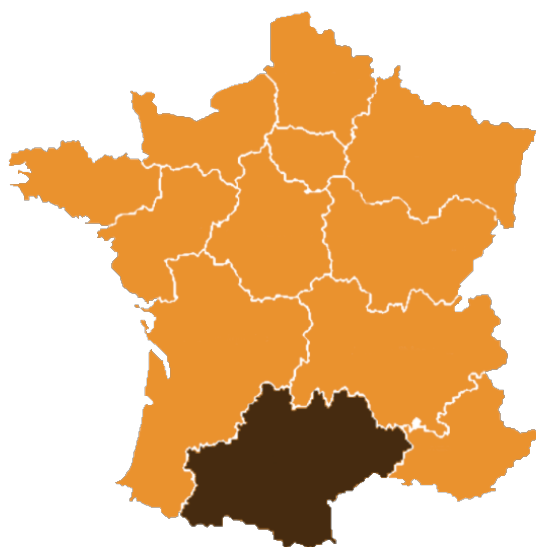
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€286,200

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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