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

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



# €296,800

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

<b>Reference</b>	MFH-LFR-P318000E	<b>Near to</b>	Puimisson	<b>Price</b>	€296,800
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup>, a separate kitchen of 30 m<sup>2</sup>, as well as a pleasant and easy to maintain courtyard of about 150 m<sup>2</sup> with secured pool area, stone shed (perfect to create a summer kitchen), a south facing terrace of 38 m<sup>2</sup> and a large garage of 103 m<sup>2</sup> ! In a quiet street, only a few steps from the village centre ! Full of charm !

Basement = Large garage of 103 m<sup>2</sup> (access to the 1st floor with a wooden staircase).

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

1st = Magnificent original stone staircase leading on a corridor of 11 m<sup>2</sup> + washroom of 8.82 m<sup>2</sup> (WC, sink, shower) + bedroom of 12.07 m<sup>2</sup> + bedroom of 12.86 m<sup>2</sup> (cupboard) + room of 9.48 m<sup>2</sup> (ideal for a dressing or an office with beautiful tommettes old floor) + bedroom of 13.72 m<sup>2</sup> (cupboard) + beautiful master bedroom with a total of 26 m<sup>2</sup> comprising a bedroom of 17 m<sup>2</sup> (marble fireplace) and its en suite bathroom of 8.81 m<sup>2</sup> (basin unit and bath).

Exterior = Pleasant courtyard (easy to maintain) of about 150 m<sup>2</sup> + 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 m<sup>2</sup>.

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 = 296.800 € (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](http://georisques.gouv.fr)

Property Id : 44242

Property Size: 194 m<sup>2</sup>

Property Lot Size: 388 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: P318000E

## **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€296,800

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie





## Gallery

















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**C. BAUER – Sunday Times**

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