



Charming Renovated Villa With Garage, Terrace, Heated Swimming Pool



Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 409,512.63

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puissalicon
Postleitzahl:	34490
Veröffentlicht:	23.09.2024

Beschreibung:

Have you watched the video yet? - REDUCED in price - Super charming 1940s town house, fully renovated, offering 145 m2 of living space, including 3 bedrooms and 2 bathrooms in an ideal living environment. This property boasts a sunny courtyard, elegant heated swimming pool and superb fully-equipped summer kitchen, perfect for entertaining. A true haven of peace in the heart of the city, combining comfort and charm.

- Location: Medieval village with all shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

- Ground floor: 70 m2 garage with a semi converted area, workshop, laundry room, access to garden.

- Street level: 3 m2 hallway, 27 m2 lounge opening onto 23 m2 fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m2 veranda and access to terrace, 11.5 m2 bedroom, 5.5 m2 bathroom (bath, 2 basins), wc.

- 1st floor: 27 m2 lounge, 2 bedrooms of 16 m2 and 15 m2, 6.5 m2 shower room (shower, washbasin,



wc).

- Outside: 50 m² front garden with terrace, 230 m² rear garden with heated saltwater swimming pool (8m × 4m) with electric rolling cover, stone summer kitchen with covered area.

- Miscellaneous: Oil-fired central heating and wood-burning stove, new electricity/plumbing, estimated amount of annual energy consumption for standard use: between 2018 Euro and 2730 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual property tax of 1900 Euro, charming and very well maintained.

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.

Other Features

Property Size: 145 m²

Property Lot Size: 410 m²

Bedrooms: 3

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.



Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Grundstücksgröße:	410 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:	
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/L-jN3n3BeMw>

Kontaktinformation

IMLIX ID: IX6.085.377

