



## Single Storey Villa With 3 Bedrooms And A Garage, On A 1030 M2 Plot With Pool And Fruit Trees, In A Quiet Residential Area.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 355,885.75

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puimisson
Postleitzahl:	34480
Veröffentlicht:	13.02.2026

#### Beschreibung:

Pleasant village with all shops (bakery, cafe, restaurant, pizzeria, grocery store, tobacco shop, school:) located 5 minutes from Murviel-les Beziers, 15 minutes from Beziers and 25 minutes from the beaches !

Single-storey villa offering a living area of 105 m2, composed of 3 bedrooms, a bathroom, a living area with open-plan fitted kitchen, as well as a garage. All set on a landscaped plot of 1030 m2 with swimming pool (to be reviewed), in a quiet residential area !

Ground = Hallway of 7.90 m2 with cupboards + garage of 24 m2 with electric gate + WC of 1.45 m2 + living area of 51 m2 with open-plan fitted kitchen (central island with storage, base units, double sink, electric oven, electric hob) as well as a lounge/dining area and large sliding bay window opening onto the terrace + bedroom/office of 10.31 m2 with cupboard + bathroom of 6.87 m2 (double vanity unit, corner bathtub, towel dryer, cupboard) + bedroom of 15 m2 + bedroom of 12.36 m2 with large sliding wardrobe and sliding bay window to the outside.



Exterior = Landscaped plot of 1030 m<sup>2</sup> (olive trees, cherry trees, fig trees, apricot tree:) + terrace at the front of the house + swimming pool of about 7x3m (to be reviewed) + possibility to park 3 cars.

Miscellaneous = Double glazing + electric roller shutters + ducted reversible air conditioning + tiled floors + 4kw solar panels + some refreshing work to foresee + annual property tax of 1415 Euros.

Price = 308.000 Euros (Pleasant, easy to maintain !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 80127

Property Size: 105 m<sup>2</sup>

Property Lot Size: 1,030 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: SP308000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Allgemein**

Schlafzimmer: 3

Badezimmer: 1

Fertige m<sup>2</sup>: 105 m<sup>2</sup>

Grundstücksgröße: 1030 m<sup>2</sup>

## **Zimmerdetails**

Innenausstattung: Fitted kitchen

## **Gebäudedetails**

Außen-Ausstattung: Pool



## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX8.198.885

