



Charming 1940s Villa Completely Renovated With Garage, Terrace, Heated Swimming Pool And Summer Kitchen.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 404,986.69

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puissalicon
Postleitzahl:	34480
Veröffentlicht:	18.05.2026

Beschreibung:

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.

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.

Ground = 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 = 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 (8x4 m) 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 Euros and 2730 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1900 Euros + charming and very well maintained.

Price = 349.000 Euros (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 Georisks website: georisques.gouv.fr

Property Id : 84654
Property Size: 145 m²
Property Lot Size: 410 m²
Bedrooms: 3
Bathrooms: 2
Reference: MM399900EE

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	145 m ²
Grundstücksgröße:	410 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.476.965

