A Spacious House Offering 190 M2 Of Living Space On 1003 M2 Of Land, With Lovely Views And A Superb Landscaped Garden.

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://realestateoccitanie.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 561,085.88

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puimisson
Postleitzahl:	34480
Veröffentlicht:	29.05.2026

Beschreibung:

Village with restaurants, a post office, a hairdresser and a school, and is just 15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.

Situated in the heart of a lively and sought-after village, just 10 minutes from Beziers, this single-storey house impresses with its solid construction and excellent overall condition. Set on a magnificent landscaped plot of 1003 m2, it enjoys a very pleasant, secluded setting. With a living area of approximately 190 m2, the main house offers four comfortable bedrooms (one of which is in the converted attic) and practical, family-friendly spaces. A real bonus completes the property: two lovely conservatories to the south and north of the house. A beautiful property in a lively village with all amenities and charming restaurants.

Interior = 2 conservatories of 26 m2 and 30 m2 with access to the 52.8 m2 living room/fitted kitchen (wall and base units, oven, hob, extractor hood, sink) + 22 m2 pantry/laundry room + 1.9 m2 hallway +

4.6 m2 entrance hall + WC + 3 bedrooms of 12 m2, 15.8 m2 and 12.3 m2 including one en suite with a shower room (shower, washbasin, WC) + 5.1 m2 bathroom (bath, 2 washbasins, shower) + 47 m2 garage with access to a 13 m2 en-suite mezzanine bedroom (shower, washbasin, WC).

Outside = Large landscaped plot of 1003 m2 with a south-facing terrace + 2 garden outbuildings + small goldfish pond + fruit trees (almond, plum, peach, cherry and apricot) + flowering shrubs.

Miscellaneous = Centralised reversible air conditioning + property tax of 1735 Euros + estimated amount of annual energy consumption for standard use: between 1450 Euros and 2040 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + automatic watering system + double glazing and thermal and sound insulation + OSB under-roofing.

Price = 485.000 Euros (Beautiful, solid, comfortable house with no overlooking neighbours)

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 : 85631
Property Size: 190 m2
Property Lot Size: 1,003 m2
Bedrooms: 4
Bathrooms: 3
Reference: PUI485000E

Other Features
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m^2:	190 m^2
Grundstücksgröße:	1003 m^2

Zimmerdetails

Innenausstattung:	Fitted kitchen

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.541.979