



Charming Village House, Fully Renovated, Offering 2 Bedrooms, 3 Bathrooms, Large Garage, 2 Terraces And Views



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 176,480.72

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puimisson
Postleitzahl:	34480
Veröffentlicht:	17.09.2026

Beschreibung:

Pleasant village with tabac, restaurants and post office, located just 5 minutes from Magalas (a lively village offering all amenities), 25 minutes from Pezenas (a beautiful historic town) and 30 minutes from the sea !

Charming 2-storey village house, fully renovated whilst retaining its beautiful period character, offering 105 m2 of habitable space, comprising 2 bedrooms (including a master suite), 3 bathrooms, and a living area with open-plan kitchen. In addition, the property benefits from a large garage, several storage rooms, as well as 2 terraces offering beautiful views ! Very charming ! Just a few steps from the village centre !

Ground = Entrance leading into a large 35 m2 garage with electric door + 7.20 m2 storage room + 11 m2 utility room with shower and separate WC with hand basin + 7 m2 storage room/wine cellar.

1st = 5.77 m2 hallway with fitted cupboards + 4.50 m2 bathroom (bath, WC, washbasin, heated towel



rail) + 23 m2 living area (dining room/open-plan kitchen) with 2 balconies, a beautiful period marble fireplace with inset wood-burning stove + the kitchen offers wall and base units, electric hob, electric oven, extractor hood, fridge and dishwasher + 13.98 m2 bedroom with access to terrace + charming 7.36 m2 terrace, east-facing.

2nd = Spacious 30 m2 master suite in total, comprising a 24 m2 bedroom/sitting room and its 6 m2 en-suite shower room (shower, washbasin, WC, heated towel rail), as well as French doors leading onto the terrace + superb 13 m2 rooftop terrace, south-facing, with magnificent views.

Features = Double glazing + wooden shutters + reversible air conditioning + electric heating + insert fireplace + magnificent original period flooring (cement tiles, terracotta tiles) + exposed stone walls + roof in good condition + estimated amount of annual energy consumption for standard use: between 1647 Euros and 2229 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 968 Euros.

Price = 154.000 Euros (Absolutely charming !)

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 : 91352

Property Size: 105 m2

Bedrooms: 2

Bathrooms: 3

Reference: PUI154000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Zustand:

Gut

Allgemein

Schlafzimmer: 2

Badezimmer: 3

Fertige m²: 105 m²



Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.977.876

