



Charming Village House With Character Offering 170 M2 Of Living Space With 4 Bedrooms And Panoramic Terrace.



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 346,684.85

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Puimisson
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	04/07/2025

Περιγραφή:

Village with restaurants, pizzeria, bakery, post office, hairdresser, school, :15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.

Situated in the heart of a popular village, this superb 170 m2 house perfectly combines authentic charm and modern comforts. Completely renovated, it offers 4 spacious bedrooms, 3 bathrooms and a lovely, light-filled living room opening onto a 20 m2 terrace with exceptional panoramic views. A real haven of peace for enjoying the fine weather. A must-see!

Ground = 35 m2 en suite bedroom with 4 m2 shower room (shower, washbasin, WC) + cupboard.

1st = 1 m2 hall + 2 bedrooms of 15 m2 and 10 m2 + 11 m2 lounge with Languedoc fireplace + 9.5 m2 bathroom (bath, 2 basins, WC, shower).



2nd = 1 m2 hall + 28 m2 fitted kitchen/living room with fireplace (wall and floor units, gas hob, electric oven, dishwasher, extractor fan) + 10 m2 en suite bedroom with 3.5 m2 shower room (shower, washbasin, WC).

3rd = Lounge/recreation room of about 25 m2 with sink and access to terrace of about 20 m2 with superb panoramic views.

Miscellaneous = Heating with fireplace and electric convector heaters + property tax of 1097 Euros + house in very good condition + possibility of summer rental income (600 Euros/week).

Price = 299.000 Euros (Charming and in a very pretty village !)

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 : 72236

Property Size: 170 m2

Bedrooms: 4

Bathrooms: 3

Reference: PUI299000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Κατάσταση: Very Good

Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 3

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ναί

Lease terms

Date Available:



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<https://www.imlix.com/el/>

Contact information

IMLIX ID:

IX7.239.688

