



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



### Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
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Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 404,986.69

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Puissalicon
Código postal:	34480
Publicado:	18/05/2026

### Descripción:

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 Georisques website: [georisques.gouv.fr](http://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

## Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	145 m2
Tamaño del lote:	410 m2

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating: Sí

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.965

