



Charming Winegrowers House With 4 Bedrooms, Garage, Terrace, Courtyard, Annex And Pool

اطلاعات مشاور املاک

Freddy Rueda	نام:
Freddy Rueda Sarl	نام شرکت:
France	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+33 (467) 363-428	تلفن ثابت:
English, French	Languages:
https://realestateoccitane.com	وب سایت:



توضیحات آگهی

فروش
EUR 296,800

آگهی برای:
قیمت:

اطلاعات مکانی

France
Occitanie
Puimisson
34480
2023/08/17

کشور:
استان:
شهر:
کد پستی:
تاریخ آگهی:
توضیحات:

Pleasant village (cafe, restaurant, tabac, post office:) located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 20 minutes from the beach !

Charming winegrowers house full of character (dating from 1870) offering a living space of 194 m2 with spacious rooms comprising a total of 4 bedrooms (with a master bedroom), 2 bath/shower rooms, a large and luminous living space of 48 m2, a separate kitchen of 30 m2, as well as a pleasant and easy to maintain courtyard of about 150 m2 with secured pool area, stone shed (perfect to create a summer kitchen), a south facing terrace of 38 m2 and a large garage of 103 m2 ! In a quiet street, only a few steps from the village centre ! Full of charm !

Basement = Large garage of 103 m2 (access to the 1st floor with a wooden staircase).

Ground = Access by outside stairs to the 38 m2 terrace + entrance of 16 m2 + large separate kitchen of 30 m2 with access to the terrace + vast living room of 48 m2 (very luminous with its 3 openings, 2 are leading on a balconies) + WC of 1.26 m2 with hand basin + room of 5.40 m2.

1st = Magnificent original stone staircase leading on a corridor of 11 m2 + washroom of 8.82 m2 (WC,



sink, shower) + bedroom of 12.07 m2 + bedroom of 12.86 m2 (cupboard) + room of 9.48 m2 (ideal for a dressing or an office with beautiful tommettes old floor) + bedroom of 13.72 m2 (cupboard) + beautiful master bedroom with a total of 26 m2 comprising a bedroom of 17 m2 (marble fireplace) and its en suite bathroom of 8.81 m2 (basin unit and bath).

Exterior = Pleasant courtyard (easy to maintain) of about 150 m2 + secured pool area with (chlory pool 8x4m, 1.60m deep, with a protection cover) + stone shed with a well (ideal to create a summer kitchen) + south facing terrace of 38 m2.

Extras = Spavious volumes + original features like marble fireplace, stone staircase, beautiful stone floors + double glazing in some part + roller shutters on ground floor and wooden shutters on 1st + tiled floor on ground and parquet floor on 1st (probably old french tiled floor underneath) + electric heating + very luminous + roof in good state + few refreshment to foresee + estimated amount of annual energy consumption for standard use: between 2590 € and 3560 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1870 €.

Price = 296.800 € (Very charming ! Very pleasant ! 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 Geo risks website: [georisques. gouv. fr](http://georisques.gouv.fr)

Property Id : 44242
Property Size: 194 m2
Property Lot Size: 388 m2
Bedrooms: 4
Bathrooms: 2
Reference: P318000E

Other Features

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

اطلاعات عمومی



IMLIX

بازار املاک و مستغلات IMLIX
<https://www.imlix.com/fa/>

اتاق خواب: 4
اتاق خواب: 2

Utility details

Heating: بله

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.766.546

