



## Authentic Stone Barn, Renovated With Charm And High-end Materials



### Information de l'agent

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Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 606,264.01

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Puissalicon
Indicatif régional:	34480
Soumis:	04/09/2025

#### Description:

Completely renovated in 2015, from floor to ceiling, this superb property combines the timeless charm of stone with the most comfortable modern amenities. Offering three bedrooms and three bathrooms, it charms with its bright spaces, strong character and noble materials.

The outdoor spaces are equally remarkable: a terrace with breathtaking views, an overhanging swimming pool and an intimate courtyard with a second swimming pool.

Solar panels, underfloor heating by heat pump, reversible air conditioning: every detail has been designed to combine elegance, comfort and energy efficiency.

A rare property, to be discovered without delay.

- Location: Nice village with grocery store, tobacconist, restaurant, cafe, school, 15 minutes from Beziers and 20 minutes from the beaches.

- Ground floor: 83 m2 living room/fitted kitchen (wall and base units, hob, 2 electric ovens, sink,



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dishwasher, fridge/freezer) with folding patio doors (concertina style) opening onto a 60 m<sup>2</sup> courtyard with swimming pool, bedroom of 8.5 m<sup>2</sup>, 4.3 m<sup>2</sup> shower room (WC, washbasin, shower).

- First floor: 3.4 m<sup>2</sup> hall with access to the terrace, 4.4 m<sup>2</sup> laundry area, 19.8 m<sup>2</sup> en-suite bedroom with 5 m<sup>2</sup> shower room (toilet, shower, washbasin), 20.9 m<sup>2</sup> bedroom with en-suite bathroom (toilet, shower, 2 washbasins), dressing room and separate toilet and access to the terrace, 25 m<sup>2</sup> terrace with small infinity pool and lovely views.

- Outside: Pretty 60 m<sup>2</sup> courtyard with green plants and a swimming pool (5×1.8m), small storage room with pool filtration system, 25 m<sup>2</sup> terrace with small infinity pool (heated).

- Miscellaneous: High-quality renovation (2012-2015), underfloor heating with heat pump, reversible air conditioning, property tax of 1480 Euros, electric shutters, solar panels for self-consumption, ceiling fans.

Exceptional and unique.

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.

#### Other Features

Property Size: 150 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Swimming Pool

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old



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water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herauld is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:	3
Salle de bains:	3
Dimesions du lot:	150 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Oui
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## Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.498.151

