



Large House With Swimming Pool



Information de l'agent

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Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 504,426.29

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Puimisson
Indicatif régional:	34480
Soumis:	11/03/2026

Description:

Located in the heart of a dynamic and sought-after village, just 10 minutes from Beziers, this 1980s house appeals with its solid construction and excellent general condition. Set on magnificent landscaped grounds of 1010 m², it enjoys a pleasant environment with a swimming pool and small annexe, offering a truly relaxing space away from prying eyes.

With a living area of approximately 125 m², the main house has undergone a careful interior renovation: contemporary kitchen, refurbished shower room, modern amenities. It offers four comfortable bedrooms and functional spaces, suitable for family life.

A real asset completes the property: a separate 38 m² apartment on the ground floor of the house. Ideal for a professional practice, setting up a surgery, accommodating a relative, or developing a BNB-type rental business.

A rare opportunity combining a central location, functionality and potential, in a lively village with all amenities and charming restaurants.



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- Location: Village with restaurants, post office, hairdresser, school, 15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.
 - Ground floor: 38 m² flat comprising a 22 m² bedroom/living room, 8 m² fitted kitchen, 3 m² shower room (walk-in shower, washbasin), separate toilet and hall, 62 m² garage.
 - 1st floor: 20 m² conservatory, 7.3 m² entrance hall, 12.5 m² fitted kitchen (wall and floor units, oven, range cooker, extractor hood, sink) and access to a terrace, 28 m² living/dining room with fireplace and access to the veranda, 5 m² hallway, 12 m², 10.4 m², 10 m² and 10.4 m², 5.7 m² bathroom (bath, WC, washbasin), 3 m² shower room (shower, washbasin, WC).
 - Outside: Large landscaped grounds of 1010 m², garden annex comprising 2 storage rooms of 8.8 m² and 14.7 m², potential vegetable garden, swimming pool (10m × 4 m, chlorine) with green mosaic tiles, fruit trees (fig, cherry, apricot, olive), flowering shrubs (laurel, wisteria, roses).
 - Miscellaneous: Electric heating and reversible air conditioning, fully renovated house, estimated amount of annual energy consumption for standard use: between 1947 Euros and 2635 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), property tax of 1609 Euros.

(Beautiful, solid, comfortable house with no overlooking neighbours.

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: 163 m²

Property Lot Size: 1,010 m²

Bedrooms: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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 Sete 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 Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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

Commun

Chambres:	5
Salle de bains:	3
Dimesions du lot:	1010 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.258.970

