



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



Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
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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 404,986.69

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Puissalicon
Indicatif régional:	34480
Soumis:	18/05/2026

Description:

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

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

Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	145 m ²
Dimesions du lot:	410 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: IX8.476.965

