



## Rare Village House With 3 Bedrooms, 2 Bathrooms, Large Garage, 2 Terraces And A Heated Pool. A Must See



### Information de l'agent

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nom:              | Freddy Rueda                                                                |
| Nom de compagnie: | Freddy Rueda Sarl                                                           |
| Pays:             | France                                                                      |
| Experience since: |                                                                             |
| Type de service:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Téléphone:        | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 198,000 |

#### Location

|                       |             |
|-----------------------|-------------|
| Pays:                 | France      |
| État/Région/Province: | Occitanie   |
| Ville:                | Puissalicon |
| Indicatif régional:   | 34480       |
| Soumis:               | 09/07/2026  |

#### Description:

Very pretty village with amenities and restaurants, 10 minutes to Beziers, 20 minutes to the coast and very easy access to the natural parc of the Languedoc with its beautiful rivers and lakes.

Rare village house with about 120 m2 living space offering three bedrooms, two bathrooms, large garage, two terraces and a heated pool. Ready to move into, at a great price !

Ground = Large garage of 28 m2 with electric door, shower room (shower, WC, basin), utility room and pool system.

1st = Equipped kitchen of 16,5 m2 (oven, hob, fridge, extractor) with original tiling, and a chimney that also heats the second floor + bathroom of 6,5 m2 (bath, WC, basin) + very bright large lounge of 30 m2 with two bay windows, one opening up to a terrace of 7 m2, the other onto a large terrace of 40 m2 comprising a 3,5x5,5m heated tiled pool.

2nd = Hallway distributing to three bedrooms of 11,5 m2 and 10,5 m2 (both with built-in cupboard) and



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14 m2 with air conditioning + separate WC + landing of 11,5 m2.

Sundry = Annual property tax of 1350 Euros + estimated amount of annual energy consumption for standard use: between 1416 Euros and 1916 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + furniture can be negotiated.

Price = 198.000 Euros (Very rare house in a sought-after village with restaurants and amenities. 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 Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 88530

Property Size: 120 m2

Bedrooms: 3

Bathrooms: 2

Reference: PUI198000EDEE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 120 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.709.371



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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