



## Authentic Stone Barn With 150 M2 Of Living Space, Renovated With Charm And High-End Amenities.



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingtatlan:	Eladó
Ár:	USD 611,269.42

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Puissalicon
Irányítószám:	34480
Feladta:	2025. 08. 21.
Leírás:	

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

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!

Ground = 83 m2 living room/fitted kitchen (wall and base units, hob, 2 electric ovens, sink, dishwasher, fridge/freezer) with folding patio doors (concertina style) opening onto a 60 m2 courtyard with swimming pool + bedroom of 8.5 m2 + 4.3 m2 shower room (WC, washbasin, shower).

First = 3.4 m2 hall with access to the terrace + 4.4 m2 laundry area + 19.8 m2 en-suite bedroom with 5



m2 shower room (toilet, shower, washbasin) + 20.9 m2 bedroom with en-suite bathroom (toilet, shower, 2 washbasins), dressing room and separate toilet and access to the terrace + 25 m2 terrace with small infinity pool and lovely views.

Outside = Pretty 60 m2 courtyard with green plants and a swimming pool (5×1.8m) + small storage room with pool filtration system + 25 m2 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.

Price = 524.700 Euros (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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 74126

Property Size: 150 m2

Bedrooms: 3

Bathrooms: 3

Reference: PUI524700E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Swimming Pool

Terrace

## Gyakori

Hálósobák: 3

Fürdőszobák: 3

Kész négyzetméter: 150 nm

## Room details

Indoor Features: Fitted kitchen

## Utility details



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Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.454.820

