



## 6 room, 165m2 Detached house for sale in Puissalicon - 449 000 € \*



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 517,352.86

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Puissalicon
Cap:	34480
Pubblicato:	17/06/2025

### Descrizione:

Discover this gorgeous property in perfect condition, ideally located in the sun-drenched village of Puissalicon with restaurants and local shops. Set on a generous 1,010m2 sunny plot, this home offers space, comfort, and exceptional amenities both inside and out.

This bright and spacious home features 4 bedrooms and 2 independent bathrooms, ideal for family living or hosting guests. The modern separate kitchen is fully equipped, and the large salon offers a cozy ambiance with a wood-burning stove, perfect for cooler evenings. A sunny veranda invites you to relax and enjoy the tranquil garden views.

Comfort all year round is ensured with reversible air conditioning, modern electric radiators, and double glazing throughout.

On the ground level, you'll find a 48m2 independent apartment—ideal for rental income, guests, or multi-generational living. It is paired with a spacious double garage featuring two electronic doors for easy access and secure storage.



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Outdoor Paradise: Enjoy the charm of the gorgeous Mediterranean garden, meticulously landscaped with native plants. The highlight is the large mirror pool with automatic refill system and an elegant pool house, perfect for relaxing or entertaining in the warm southern sun.

- Independent 48m2 apartment
- Double garage with electric doors
- 4 bedrooms, 2 bathrooms
- Wood-burning stove, reversible A/C, electric radiators
- Sunny veranda and 1,010m2 private plot
- Mediterranean garden with mirror pool & pool house
- No work needed - in perfect condition

This move-in ready property is a rare gem combining comfort, functionality, and Mediterranean charm. Ideal as a family home, holiday retreat, or investment.

Contact us today to arrange a viewing and experience this exceptional home for yourself!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### Comune

Camere da letto:	5
Finito piedi quadrati:	165 mq

### Room details

Total rooms:	6
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:



# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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## Contact information

IMLIX ID:

IX7.188.750

