



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



### Informazioni sull'Agente

Nome:	Freddy Rueda
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 349,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Puissalicon
Cap:	34480
Pubblicato:	18/05/2026

#### Descrizione:

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 m<sup>2</sup> 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 m<sup>2</sup> garage with a semi converted area + workshop + laundry room + access to garden.

Street level = 3 m<sup>2</sup> hallway + 27 m<sup>2</sup> lounge opening onto 23 m<sup>2</sup> fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m<sup>2</sup> veranda and access to terrace + 11.5 m<sup>2</sup> bedroom + 5.5 m<sup>2</sup> bathroom (bath, 2 basins) + wc.

1st = 27 m<sup>2</sup> lounge + 2 bedrooms of 16 m<sup>2</sup> and 15 m<sup>2</sup> + 6.5 m<sup>2</sup> shower room (shower, washbasin, wc).



Outside = 50 m<sup>2</sup> front garden with terrace + 230 m<sup>2</sup> 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 84654  
Property Size: 145 m<sup>2</sup>  
Property Lot Size: 410 m<sup>2</sup>  
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

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	145 mq
Dimensione del lotto:	410 mq

### Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating: Si

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.965

