



## Large House With 125 M2 Of Living Space On 1010 M2 Of Land With A Swimming Pool And A Separate 38 M2 Flat.



### Informazioni sull'Agente

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nome:             | Freddy Rueda                                                                |
| Nome della ditta: | Freddy Rueda Sarl                                                           |
| Nazione:          | France                                                                      |
| Experience since: |                                                                             |
| Tipo di servizio: | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telefono:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Sito web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 464,239.17 |

### Posizione

|                              |             |
|------------------------------|-------------|
| Nazione:                     | France      |
| Stato / Regione / Provincia: | Occitanie   |
| Città:                       | Puissalicon |
| Cap:                         | 34480       |
| Pubblicato:                  | 14/08/2026  |

### Descrizione:

Village with restaurants, post office, hairdresser, school, 15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.

Located in the heart of a dynamic and sought-after village, just 10 minutes from Beziers, this 1980s house appeals with its solid construction and excellent general condition. Set on magnificent landscaped grounds of 1010 m2, it enjoys a pleasant environment with a swimming pool and small annexe, offering a truly relaxing space away from prying eyes. With a living area of approximately 125 m2, the main house has undergone a careful interior renovation: contemporary kitchen, refurbished shower room, modern amenities. It offers four comfortable bedrooms and functional spaces, suitable for family life. A real asset completes the property: a separate 38 m2 apartment on the ground floor of the house. Ideal for a professional practice, setting up a surgery, accommodating a relative, or developing a BNB-type rental business. A rare opportunity combining a central location, functionality and potential, in a lively village with all amenities and charming restaurants.



Ground = 38 m2 flat comprising a 22 m2 bedroom/living room + 8 m2 fitted kitchen + 3 m2 shower room (walk-in shower, washbasin) + separate toilet and hall + 62 m2 garage.

1st = 20 m2 veranda + 7.3 m2 entrance hall + 12.5 m2 fitted kitchen (wall and floor units, oven, range cooker, extractor hood, sink) and access to a terrace + 28 m2 living/dining room with fireplace and access to the veranda + 5 m2 hallway + 12 m2, 10.4 m2, 10 m2 and 10.4 m2 + 5.7 m2 bathroom (bath, WC, washbasin) + 3 m2 shower room (shower, washbasin, WC).

Outside = Large landscaped grounds of 1010 m2 + garden annex comprising 2 storage rooms of 8.8 m2 and 14.7 m2 + potential vegetable garden + swimming pool (10x4 m, chlorine) with green mosaic tiles + fruit trees (fig, cherry, apricot, olive) + flowering shrubs (laurel, wisteria, roses, :).

Miscellaneous = Electric heating and reversible air conditioning + fully renovated house + estimated amount of annual energy consumption for standard use: between 1947 Euros and 2635 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1609 Euros.

Price = 399.000 Euros (Beautiful, solid, comfortable house with no overlooking neighbours !)

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 Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 90325

Property Size: 163 m2

Property Lot Size: 1,010 m2

Bedrooms: 5

Bathrooms: 3

Reference: PUI435000EE

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Comune**



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|                        |         |
|------------------------|---------|
| Camere da letto:       | 5       |
| Bagni:                 | 3       |
| Finito piedi quadrati: | 163 mq  |
| Dimensione del lotto:  | 1010 mq |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

|          |    |
|----------|----|
| Heating: | Sì |
|----------|----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.820.348 |
|-----------|-------------|

