



## Superb And Unique Bourgeoise Home With Its Gardian Home On A 595 M2 Plot With Pool.



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 485,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Puissalicon
Postcode:	34480
Geplaatst:	17-07-2023

### Omschrijving:

Nice village with all grocery/news agent, restaurant, school, bar, 15 minutes from Beziers, (airport) and 20 minutes from the coast.

Former property of a wine merchant including a large bourgeoise home of 270 m2 living space (1919, 7 bedrooms and 3 bathrooms) and its gite/gardian home of 82 m2 (2 bedrooms and one bathroom), on a 595 m2 plot with annexes and pool, well south facing orientated. An absolute must see!

### Main residence

Ground = Entrance hall of 20 m2 + lounge of 18 m2 + living room/kitchen of 33 m2 with access to a utility room of 8.5 m2 and workshop + WC with handbasin + office of 13.5 m2.

1st = Hall of 6.5 m2 + 4 bedrooms of 16.6 m2, 18 m2, 16.5 m2 and 16 m2 + bathroom of 6.4 m2 (bath, wasbasin and wc).

2nd = Hall of 7.8 m2 + 3 bedrooms of 16.5 m2, 18 m2 and 18 m2 en suite with bathroom of 5.8 m2 (free standing bath, washbasin and WC) + shower room of 4 m2 (shower, washbasin and WC).



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## Gite

Ground = Living room/kitchen of 30 m2 + lounge of 28 m2.

1st = Hall of 5 m2 + bedroom of 18 m2 + bedroom of 19 m2 with sleeping mezzanine + bathroom of 10 m2 (italian walk-in shower, wc and washbasin).

Exterior = Plot of 595 m2 + salty secured pool with winter/summer protecting covers + automated water sprinkling system + one parking space inside the property + a stone shed of 25 m2 with a former barbecue.

Extras = 2 rooms with reversible air conditioning + the house would need a more powerful heating system + simple glazing + estimated amount of annual energy consumption for standard use: between 2158 Euros and 2920 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2373 Euros + roof done in 2009.

Price = 485.000 Euros (Superb 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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 69050

Property Size: 352 m2

Property Lot Size: 595 m2

Bedrooms: 9

Bathrooms: 4

Reference: pau556400e

## Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Algemeen

Slaapkamers: 9

Badkamers: 4



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Afgewerkte vierkante meter: 352 m<sup>2</sup>  
Lot Afmeting: 595 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.436

