



## Family Villa With 148 M2 Of Living Space, Terrace, Garage And 560 M2 Of Land With Swimming Pool.



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 393,382.13

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Puimisson
Postcode:	34480
Geplaatst:	04-07-2023

### Omschrijving:

Medieval village with all amenities, cafes, primary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

Large detached family villa offering 148 m<sup>2</sup> of living space including 5 bedrooms, with a 14 m<sup>2</sup> terrace and views, garage and 560 m<sup>2</sup> of land with swimming pool and garden area. In a beautiful village with shops and restaurants, just 15 minutes from Beziers. Sold fully furnished. The house can also be divided into 2 separate flats.

Ground = Garage of about 25 m<sup>2</sup> + hall of 5 m<sup>2</sup> + kitchen of 13.3 m<sup>2</sup> (fridge, hob and fridge) + 3 bedrooms of 12 m<sup>2</sup>, 15 .2 m<sup>2</sup> and 11.5 m<sup>2</sup> + washroom of 4 m<sup>2</sup> (italian walk-in shower, WC and washbasin).

1st = Entrance hall of 7 m<sup>2</sup> + kitchen of 12.5 m<sup>2</sup> (fix units, dishwasher, hob, oven, fridge and sink) with access to a terrace + lounge/living room of 35 m<sup>2</sup> with fireplace + bathroom of 7.8 m<sup>2</sup> (shower, bath, WC and washbasin) + 2 bedrooms of 12 m<sup>2</sup> and 10 m<sup>2</sup>.

Exterior = Lovely courtyard/garden in front and side of the house + pool (8x4m) + parking area.



Extras = Central town gas heating + estimated amount of annual energy consumption for standard use: between 1446 Euros and 1956 Euros per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of 1278 Euros.

Price = 339.000 Euros (Potential, good location in a pretty village)

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 : 77304

Property Size: 148 m<sup>2</sup>

Property Lot Size: 560 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: P460000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### **Algemeen**

Slaapkamers: 5

Badkamers: 2

Afgewerkte vierkante meter: 148 m<sup>2</sup>

Lot Afmeting: 560 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Ja



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX4.695.546

