



Large House With Swimming Pool



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 504,426.29

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Puimisson
Postcode:	34480
Geplaatst:	11-03-2026
Omschrijving:	

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.

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



- Ground floor: 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 floor: 20 m2 conservatory, 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 (10m x 4 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.

(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.

Other Features

Property Size: 163 m2

Property Lot Size: 1,010 m2

Bedrooms: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has



always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Algemeen

Slaapkamers:	5
Badkamers:	3
Lot Afmeting:	1010 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Ja
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Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.258.970

