



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



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 403,345.73

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Puissalicon
Postcode:	34480
Geplaatst:	18-05-2026

Omschrijving:

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 m² 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 m² garage with a semi converted area + workshop + laundry room + access to garden.

Street level = 3 m² hallway + 27 m² lounge opening onto 23 m² fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m² veranda and access to terrace + 11.5 m² bedroom + 5.5 m² bathroom (bath, 2 basins) + wc.

1st = 27 m² lounge + 2 bedrooms of 16 m² and 15 m² + 6.5 m² shower room (shower, washbasin, wc).

Outside = 50 m² front garden with terrace + 230 m² 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

Property Id : 84654
Property Size: 145 m²
Property Lot Size: 410 m²
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

Algemeen

Slaapkamers: 3
Badkamers: 2
Afgewerkte vierkante meter: 145 m²
Lot Afmeting: 410 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja



Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.476.965

