



## Charming Single Storey Villa With 4 Bedrooms And 2 Bathrooms On A Landscaped Plot Of 1026 M2 With Heated Pool, Garages And Summer Kitchen, In A Peaceful Setting.



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 624,714.18

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Puissalicon
Postcode:	34480
Geplaatst:	29-05-2026

### Omschrijving:

A charming village offering a variety of local amenities (cafe, restaurants, tobacconist, grocery store, bakery, pizzeria, :), ideally located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beaches!

Charming single-storey villa (detached on all four sides and fully renovated), offering 133 m<sup>2</sup> of living space, comprising 4 bedrooms (including a master suite), 2 bathrooms, and a bright open-plan living area with a fully fitted kitchen. Outside, the property benefits from a delightful landscaped plot of 1026 m<sup>2</sup> featuring a heated swimming pool, several garages (2 single garages and 1 double garage), a summer kitchen with shower room, as well as a utility/laundry area. Peaceful setting!

Ground = Entrance hall of 5.16 m<sup>2</sup> (built-in cupboards) + guest WC with washbasin of 1.72 m<sup>2</sup> + bedroom of 7.78 m<sup>2</sup> (with built-in wardrobe) + bright living area of 60 m<sup>2</sup> (large sliding glass doors opening onto the terrace), comprising a lounge area with pellet stove as well as a dining area with a fully



fitted open-plan kitchen (ample storage, upper and lower cupboards, double sink, extractor hood, electric hob, electric oven and microwave, integrated fridge and freezer) + hallway of 6.85 m<sup>2</sup> + WC of 2.05 m<sup>2</sup> with washbasin + master suite of 17 m<sup>2</sup> comprising a bedroom with built-in wardrobe and en-suite shower room (walk-in shower, double vanity unit) + bedroom of 12 m<sup>2</sup> (built-in wardrobes) + bathroom of 7 m<sup>2</sup> (cupboards, bathtub, walk-in shower, double vanity unit, heated towel rail) + bedroom of 13.41 m<sup>2</sup> (built-in wardrobe).

Exterior = Landscaped plot of 1026 m<sup>2</sup> + large gravel driveway with parking space for several vehicles + several garages (2 single garages and 1 double garage) + covered terrace of approximately 20 m<sup>2</sup> + laundry area of 5 m<sup>2</sup> + bioclimatic pergola + pool house/summer kitchen of 12 m<sup>2</sup> with double sink and adjoining shower room (shower, WC) + heated swimming pool measuring 7x4m with waterfall feature and safety cover.

Additional features = Pellet stove + ducted reversible air conditioning + tiled flooring + double glazing + electric roller shutters and wooden shutters + ample storage space + annual property tax of about 1600 Euros + estimated amount of annual energy consumption for standard use: between 1180 Euros and 1670 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 29 photovoltaic solar panels (producing approximately 13500 kWh/year), generating an income of around 1000 Euros/year.

Price = 540.000 Euros (Peaceful location in a delightful 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](https://georisques.gouv.fr)

Property Id : 85263

Property Size: 133 m<sup>2</sup>

Property Lot Size: 1,026 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SP540000ED

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



## Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	133 m <sup>2</sup>
Lot Afmeting:	1026 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.541.980

