



## 15 room, 350m2 House and dependencies for sale in Puimisson - 485 000 € \*



### Agent Info

Name:	Patrick Gibbins
Company Name:	Artaxa Immo Sarl
Country:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	
Languages:	French
Website:	

### Listing details

Property for:	Sale
Price:	USD 569,141.72

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Puimisson
ZIP code:	34480
Posted:	Jun 05, 2025

### Description:

Elegant Maison de Maitre with Guest House, Saltwater Pool & Garden in Historic Puimisson

Situated in the heart of the sought-after village of Puimisson, this distinguished Maison de Maitre with an independent guest house combines French charm, generous proportions, and modern comforts—ideal for international buyers seeking a permanent home, holiday retreat, or rental investment in the South of France.

The property enjoys a peaceful setting just a short walk from the village centre, where you'll find a thriving local community and excellent amenities, including a bar, restaurant, tapas bar, post office, and tabac. Puimisson is rich in history, home to a 12th-century castrum, a church and monastery, and a delightful open-air theatre (theatre de verdure).

The main residence offers seven spacious bedrooms, including a master with en-suite, along with two additional bathrooms and a ground-floor WC. The living spaces are equally generous, featuring two large lounges, a formal dining room, and a well-equipped kitchen. For added ease, a water softener is installed, and the saltwater swimming pool benefits from an automated water treatment system for minimal upkeep.



The beautifully maintained garden provides a private, green sanctuary ideal for outdoor living, dining, and relaxation. The entrance courtyard offers off-street parking for at least two vehicles, enhancing practicality.

The fully detached barn conversion serves as a self-contained guest house, with two spacious bedrooms (one with a mezzanine sleeping platform), a modern bathroom, ground-floor WC, and an open-plan kitchen/dining/living area. A second living room provides flexible use as a home office, media room, or studio.

An additional outbuilding on the property presents excellent potential for conversion into a gym, workshop, or creative space.

Ideally located in the Languedoc wine region, with easy access to Beziers, Mediterranean beaches, and nearby airports, this unique estate offers an exceptional lifestyle opportunity—balancing heritage, space, and convenience in a vibrant, welcoming village.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Common**

Bedrooms:	9
Finished sq. ft.:	350 sq m
Lot Size:	595 sq m

### **Room details**

Total rooms:	15
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### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.987.756
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