



## 6 room, 165m2 Detached house for sale in Puissalicon - 399 000 € \*



### 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 463,007.71 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Puissalicon  |
| ZIP code:              | 34480        |
| Posted:                | May 20, 2026 |

### Description:

Stunning Move-In Ready Home with Pool, Guest Apartment & Mediterranean Garden - Puissalicon

Discover this exceptional property in immaculate condition, ideally situated in the charming, sun-filled village of Puissalicon, just steps from local shops and restaurants.

Set on a generous 1,010 m2 private plot, this beautifully maintained home offers the perfect blend of comfort, space, and Mediterranean lifestyle.

The main house features 4 spacious bedrooms and 2 independent bathrooms, making it ideal for family living or hosting guests. A fully equipped modern kitchen sits separately from the bright and welcoming living room, where a cozy wood-burning stove creates a warm atmosphere for cooler evenings. A sun-drenched veranda provides the perfect spot to relax and enjoy peaceful views over the garden and beyond.

Year-round comfort is guaranteed with reversible air conditioning, modern electric radiators, and double glazing throughout.



On the ground floor, a fully independent 48 m<sup>2</sup> apartment offers fantastic flexibility—perfect for rental income, visiting guests, or multi-generational living.

A large double garage with two electric doors ensures convenient access and secure storage.

Outdoor Living at Its Finest! Step outside into a beautifully landscaped Mediterranean garden, filled with native plants and designed for easy maintenance. The standout feature is the elegant mirror pool with automatic refill system, complemented by a stylish pool house—ideal for entertaining or soaking up the southern French sunshine.

### Key Features:

Independent 48 m<sup>2</sup> apartment

Double garage with electric doors

4 bedrooms, 2 bathrooms

Wood-burning stove, reversible A/C, electric radiators

Bright veranda and 1,010 m<sup>2</sup> private plot

Mediterranean garden with mirror pool & pool house

Impeccable condition - no work required

This turnkey property is a rare opportunity, combining charm, functionality, and strong investment potential. Whether you're seeking a primary residence, holiday home, or rental investment, this home ticks every box.

Contact us today to arrange a viewing and experience this exceptional property firsthand.

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:         | 5         |
| Finished sq. ft.: | 165 sq m  |
| Lot Size:         | 1010 sq m |



### **Room details**

Total rooms: 6

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.477.075

