



## Family Villa With 148 M2 Of Living Space, Terrace, Garage And 560 M2 Of Land With Swimming Pool.



### Agent Info

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Name:             | Freddy Rueda                                                                |
| Company           | Freddy Rueda Sarl                                                           |
| Name:             |                                                                             |
| Country:          | France                                                                      |
| Experience since: |                                                                             |
| Service Type:     | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Phone:            | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 382,278.19 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Puimisson    |
| ZIP code:              | 34480        |
| Posted:                | Jul 06, 2026 |

### Description:

Medieval village with all amenities, cafes, primary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

Large detached family villa offering 148 m2 of living space including 5 bedrooms, with a 14 m2 terrace and views, garage and 560 m2 of land with swimming pool and garden area. In a beautiful village with shops and restaurants, just 15 minutes from Beziers. Sold fully furnished. The house can also be divided into 2 separate flats.

Ground = Garage of about 25 m2 + hall of 5 m2 + kitchen of 13.3 m2 (fridge, hob and fridge) + 3 bedrooms of 12 m2, 15 .2 m2 and 11.5 m2 + washroom of 4 m2 (italian walk-in shower, WC and washbasin).

1st = Entrance hall of 7 m2 + kitchen of 12.5 m2 (fix units, dishwasher, hob, oven, fridge and sink) with access to a terrace + lounge/living room of 35 m2 with fireplace + bathroom of 7.8 m2 (shower, bath, WC and washbasin) + 2 bedrooms of 12 m2 and 10 m2.



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Exterior = Lovely courtyard/garden in front and side of the house + pool (8x4m) + parking area.

Extras = Central town gas heating + estimated amount of annual energy consumption for standard use: between 1446 Euros and 1956 Euros per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of 1278 Euros.

Price = 329.000 Euros (Potential, good location in a pretty 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: [georisks.gouv.fr](https://georisks.gouv.fr)

Property Id : 88027

Property Size: 148 m2

Property Lot Size: 560 m2

Bedrooms: 5

Bathrooms: 2

Reference: P460000EE

### Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### Common

Bedrooms: 5

Bathrooms: 2

Finished sq. ft.: 148 sq m

Lot Size: 560 sq m

### Utility details

Heating: Yes

### Building details

Outdoor Amenities: Pool

### Rental details

Furnished: Yes



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.682.812

