



## Charming Village House With Character Offering 170 M2 Of Living Space With 4 Bedrooms And Panoramic Terrace.



### Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 346,684.85

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Puimisson
Почтовый индекс:	34480
Добавлено:	04.07.2025
Описание:	

Village with restaurants, pizzeria, bakery, post office, hairdresser, school, :15 minutes from Beziers, 5 minutes from Magalas and 25 minutes from the beaches.

Situated in the heart of a popular village, this superb 170 m2 house perfectly combines authentic charm and modern comforts. Completely renovated, it offers 4 spacious bedrooms, 3 bathrooms and a lovely, light-filled living room opening onto a 20 m2 terrace with exceptional panoramic views. A real haven of peace for enjoying the fine weather. A must-see!

Ground = 35 m2 en suite bedroom with 4 m2 shower room (shower, washbasin, WC) + cupboard.

1st = 1 m2 hall + 2 bedrooms of 15 m2 and 10 m2 + 11 m2 lounge with Languedoc fireplace + 9.5 m2 bathroom (bath, 2 basins, WC, shower).

2nd = 1 m2 hall + 28 m2 fitted kitchen/living room with fireplace (wall and floor units, gas hob, electric



oven, dishwasher, extractor fan) + 10 m2 en suite bedroom with 3.5 m2 shower room (shower, washbasin, WC).

3rd = Lounge/recreation room of about 25 m2 with sink and access to terrace of about 20 m2 with superb panoramic views.

Miscellaneous = Heating with fireplace and electric convector heaters + property tax of 1097 Euros + house in very good condition + possibility of summer rental income (600 Euros/week).

Price = 299.000 Euros (Charming and in a very 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: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 72236

Property Size: 170 m2

Bedrooms: 4

Bathrooms: 3

Reference: PUI299000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Состояние: Very Good

## Общие

Спальни: 4

Ванные комнаты: 3

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: да

## Lease terms

Date Available:



# IMLIX

**IMLIX Рынок недвижимости**  
<https://www.imlix.com/ru/>

---

## Contact information

IMLIX ID:

IX7.239.688

