



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



### Emlakçı Bilgisi

İsim:	Patrick Gibbins
Şirket Adı:	Artaxa Immo Sarl
Ülke:	France
Experience since:	2008
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 569,141.72

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Puimisson
Posta kodu:	34480
Yayınlandı:	05.06.2025

### Açıklama:

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.

### Genel Bilgiler

Yatak odası:	9
Bitmiş metrekare:	350 m2
Arazi Büyüklüğü:	595 m2

### 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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IMLIX

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