



Charming 1940s Villa Completely Renovated With Garage, Terrace, Heated Swimming Pool And Summer Kitchen.



Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 404,986.69

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Puissalicon
Posta kodu:	34480
Yayınlandı:	18.05.2026

Açıklama:

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

Super charming 1940s town house, fully renovated, offering 145 m2 of living space, including 3 bedrooms and 2 bathrooms in an ideal living environment. This property boasts a sunny courtyard, elegant heated swimming pool and superb fully-equipped summer kitchen, perfect for entertaining. A true haven of peace in the heart of the city, combining comfort and charm.

Ground = 70 m2 garage with a semi converted area + workshop + laundry room + access to garden.

Street level = 3 m2 hallway + 27 m2 lounge opening onto 23 m2 fitted kitchen/dining room (wall and floor units, hood, hob, oven, fridge/freezer) with access to 8.5 m2 veranda and access to terrace + 11.5 m2 bedroom + 5.5 m2 bathroom (bath, 2 basins) + wc.

1st = 27 m2 lounge + 2 bedrooms of 16 m2 and 15 m2 + 6.5 m2 shower room (shower, washbasin, wc).

Outside = 50 m2 front garden with terrace + 230 m2 rear garden with heated saltwater swimming pool



(8x4 m) with electric rolling cover + stone summer kitchen with covered area.

Miscellaneous = Oil-fired central heating and wood-burning stove + new electricity/plumbing + estimated amount of annual energy consumption for standard use: between 2018 Euros and 2730 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1900 Euros + charming and very well maintained.

Price = 349.000 Euros (A must see !)

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

Property Id : 84654

Property Size: 145 m²

Property Lot Size: 410 m²

Bedrooms: 3

Bathrooms: 2

Reference: MM399900EE

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Genel Bilgiler

Yatak odası: 3

Banyo: 2

Bitmiş metrekare: 145 m²

Arazi Büyüklüğü: 410 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Evet



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.476.965

