LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32775CMA34 Price: 475 000 EUR

agency fees to be paid by the seller

Superb detached villa with open views, 3 bedrooms, gardens, pool, terrace, summer kitchen and garage .















INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	983 m2

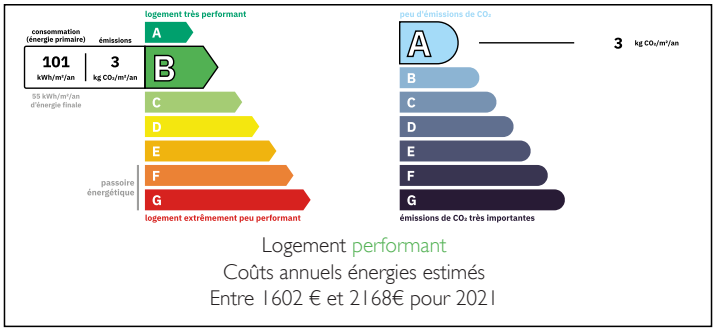
IN BRIEF

Located in the charming village of Puissalicon, this superb detached villa boasts breathtaking open views and a variety of impressive features. With 3 spacious bedrooms, it provides ample accommodation for families or guests. The outdoor space is truly exquisite, featuring a sparkling pool perfect for relaxing on warm days, well-maintained gardens for enjoying nature, and a terrace ideal for alfresco dining or entertaining.

For those who love to cook and host, the summer kitchen offers a fantastic space to prepare meals while enjoying the outdoor ambiance. Additionally, the villa includes a garage, providing convenient parking and storage options.

Overall, this property is a perfect blend of luxury and comfort, set in a picturesque location that promises a wonderful lifestyle. Whether you're looking for a permanent residence or a holiday retreat, this villa is an exceptional choice!

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1602 € et 2168€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1655 EUR**

NOTES

DESCRIPTION

This gorgeous villa combines modern living with delightful outdoor spaces. Enter through electronic gates to find well-maintained gardens and convenient parking. The spacious open-plan living area, spanning approximately 60 m², features large windows that fill the space with natural light and provide access to a lovely terrace and summer kitchen, perfect for entertaining guests.
The modern kitchen is fully equipped and includes a back kitchen/store room for added convenience. The property boasts three generously sized double bedrooms, each with built-in wardrobes, while the master includes an en-suite shower room. A family bathroom and a separate WC complete the ground floor's sleeping quarters.

Additionally, there is a mezzanine level that can be utilized as a large office or a family relaxation area, adding versatility to the home.
Outside, you will find beautifully landscaped gardens, a heated swimming pool, and several terraces ideal for enjoying the Mediterranean climate. There is also a garage for secure parking or extra storage space.
Overall, this detached villa, built in 2008, offers a delightful living experience in a desirable location, featuring a total living area of 200 m² on a spacious plot of 983 m².²
Ground floor:
Open-plan living / dining room of 60m², with fully equipped kitchen of 15m²,
Back kitchen store room of 8m²,
Laundry room/store room of 6m² ,
Master bedroom of 30m² with built-in cupboards, walk-in shower room,
Bedroom of 14m² with built-in cupboards,
Bedroom of 14m² with built-in cupboards,
Bathroom of 8.00m²,
Wc with washbasin.
First floor Mezzanine/office of 45m²
Outside;
Electronic gates,
Garden with automatic sprinklers,
Garage of...