LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38398DAL34 Price: 379 000 EUR

agency fees to be paid by the seller

Winegrowers house with three bedrooms, one bed Studio, swimming pool, gardens and lovely views.

EXCLUSIVE















INFORMATION

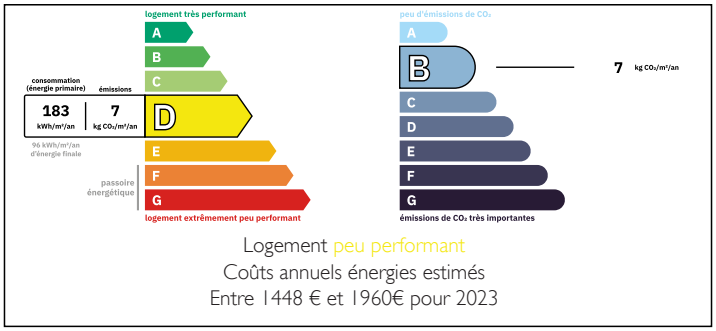
Town:	Puissalicon
Department:	Hérault
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	960 m2

IN BRIEF

New and Exclusive to Leggett Immobilier – Discover this charming winegrower's house arranged over two levels. The property features open-plan living with three bedrooms, a shower room, separate WC, and ample storage. In addition, there is an independent studio with a kitchenette and shower room, along with a private terrace and parking - ideal for seasonal rentals or additional space for family and friends. A large garage and further storage add to the practicality of the home.

This detached house boasts fantastic outdoor space, including a spacious covered terrace with a BBQ area, generous gardens, an 8.5m x 4m heated saltwater pool, and lovely views of the 11th-century château. Situated in a sought-after village offering a range of amenities, including three excellent restaurants. It is also 15 minutes to Béziers and 25 minutes to the coast.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1448 € et 1960€ pour 2023

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:	**1260 EUR**

NOTES

DESCRIPTION

With a great location in the centre of Puissalicon, discover this charming winegrower's house full of original character.

Entering from the ground floor, you'll find an Art Deco-style entrance hall with original tiles. This space provides access to the main living area on the first floor, as well as to the garage/storage area and the self-contained studio.

The studio offers approximately 19m² of living space, including a small kitchenette, shower room with WC, and a bed/seating area. It also benefits from its own private terrace of around 63m², with room for a car and gated access to the road.

The first floor features a bright, open-plan living area with a modern fitted kitchen and island. At the front, a large curved balcony provides a relaxing space with views over the surrounding countryside. This level also includes three bright bedrooms with storage, a separate shower room with sink, a separate WC, and a large storage cupboard.

From the kitchen, a door leads to the rear garden. On the way, you'll find a charming bar/seating area, then stairs take you up to the main garden. Here, you're immediately captivated by the view of the château. This first section features a large covered veranda with built-in seating and a custom-built BBQ.

The garden continues to the in-ground 8.5m x 4m heated saltwater pool, surrounded by sunbathing areas, mature planting, and additional spaces for entertaining. There's also side access to the garden from the road.

The property has been updated throughout, including new décor,...