LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44765RAB34 Price: 222 000 EUR

agency fees to be paid by the seller

Spacious character property with terraces and garage in central village location, close to Beziers















INFORMATION

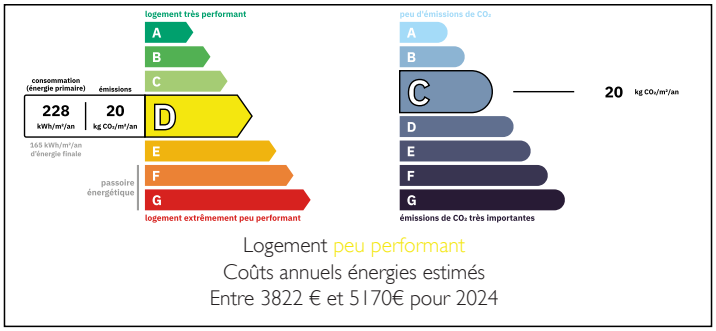
Town:	Puissalicon
Department:	Hérault
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	35 m2

IN BRIEF

Situated in the heart of the sought-after hilltop village of Puissalicon, this substantial village house offers approximately 210m² of accommodation, combining immediate comfort with exciting potential for further development. Ideally located just 25 minutes from Béziers and around 30 minutes from the Mediterranean coastline, the property presents a rare opportunity for a family home, rental investment, or multi-generational living project.

Currently configured as two independent apartments, the property provides excellent flexibility and income potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3822 € et 5170€ pour 2024

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:	**1600 EUR**

NOTES

DESCRIPTION

The ground floor features an exceptionally large garage with extensive storage space and a private well — a valuable asset in a village centre location.

The principal apartment occupies the first floor and offers generous living areas full of character. A bright and spacious lounge and dining room benefits from a fireplace and opens onto two charming Juliet balconies. The recently installed fitted kitchen includes integrated appliances and additional storage space. This level also comprises a comfortable bedroom with fitted wardrobes, a bathroom, separate WC, a small office area, and a delightful covered terrace complete with built-in barbecue and pizza oven — ideal for entertaining and outdoor dining.

On the second floor are two further rooms currently used as a bedroom and additional living space. There are also two undeveloped areas offering significant scope for conversion, with the potential to create an additional bathroom and an open-plan kitchen/living area, allowing for the creation of a further fully self-contained apartment if desired.

Also on this level, with its own independent street access, the second apartment includes an open-plan living, dining and kitchen area opening onto a private courtyard a bedroom with fitted storage, a bathroom in need of updating, and a separate WC.

The spacious attic offers yet further development possibilities, subject to any necessary permissions, making this a property with considerable long-term potential.

Additional features include double glazing throughout, gas central heating on the first floor, electric heating on the upper level, and a current D energy performance rating...