

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



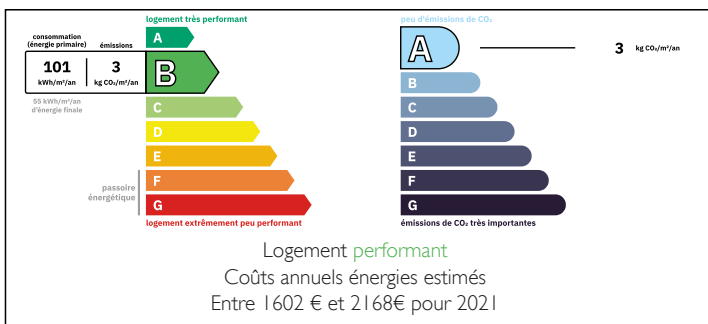
## IN BRIEF

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



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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.



## LOCAL TAXES

**Taxe foncière: 1655 EUR**

**Taxe habitation: 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 m<sup>2</sup>, 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 m<sup>2</sup> on a spacious plot of 983 m<sup>2</sup>.

Ground floor:

Open-plan living / dining room of 60m<sup>2</sup>, with fully equipped kitchen of 15m<sup>2</sup>,

Back kitchen store room of 8m<sup>2</sup>,

Laundry room/store room of 6m<sup>2</sup>,

Master bedroom of 30m<sup>2</sup> with built-in cupboards, walk-in shower room,

Bedroom of 14m<sup>2</sup> with built-in cupboards,

Bedroom of 14m<sup>2</sup> with built-in cupboards,

Bathroom of 8.00m<sup>2</sup>,

Wc with washbasin.

First floor Mezzanine/office of 45m<sup>2</sup>

Outside;

Electronic gates,

Garden with automatic sprinklers,

Garage of...