

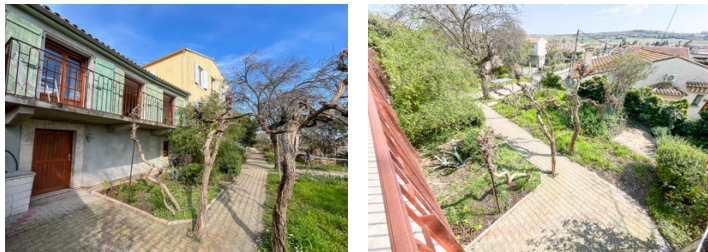
Bright 'Bourgeoise' house with 4 bedrooms, original character and garden with stunning views.



EXCLUSIVE

## INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	410 m <sup>2</sup>

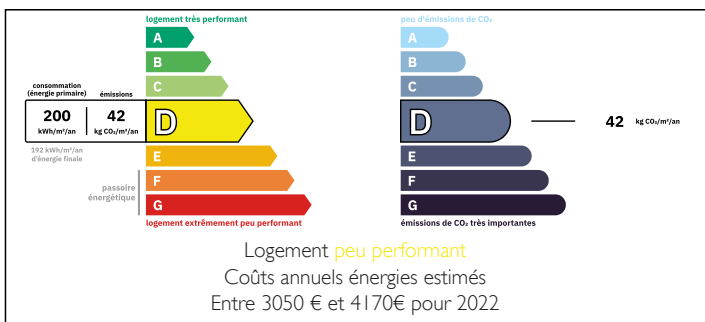


## IN BRIEF

Exclusive to Leggett Immobilier, discover this stunning 'Bourgeoise' house, situated in a charming village. The house offers over 170m<sup>2</sup> of living space arranged across two floors, with a good-sized garden and fantastic views of the surrounding countryside. The garden provides plenty of space for relaxation, with a terraced area and a covered space that would make an ideal outdoor kitchen. There is also access to the garage, offering 130m<sup>2</sup> of space, which is duly accessible from the street. Inside, arranged over two floors, you'll find many original features. The spacious and bright semi-open-plan living and dining area is complemented by a fitted kitchen with access to the balcony. The property also offers four bedrooms (one with an en suite), a family bathroom, and a separate WC. Puissalicon offers a great wine bar, restaurants and other amenities and is...



## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1674 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located on the edge of a historic village you'll find this impressive 'Bourgeoise' house offering bright and spacious living with a charming garden, balcony and far-reaching views.

A small stairway takes you to the garden of this charming property, it offers plenty of space to relax, a well offers water for the garden, there is a covered area that would make an ideal summer kitchen and there is the option to add a pool of around 6x3sqm. A variety of plants adorn the garden with its old lemon tree producing around 300kg of fruit yearly. The garden offers fantastic views with its south facing orientation. Access to the garage is also provided from the garden.

Up to the house with its historic door opens into the hall with its charming tiles and wooden features. To the left you find a semi open plan fitted kitchen, this leads to a spacious and bright lounge with superb views and access to the balcony, off the lounge a bedroom with separate closet area. From the hall this leads you to another bedroom with original fireplace, a spacious family bathroom with walk in shower, twin sinks, toilet and Biday. There is also a further separate WC.

The original staircase with its iron and wood clad finish takes you to the top floor, a simple hall opens on to two bedrooms, one featuring triple aspect windows which could easily be divided to create another bedroom, the second offers an ensuite...