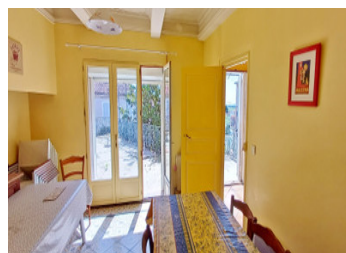
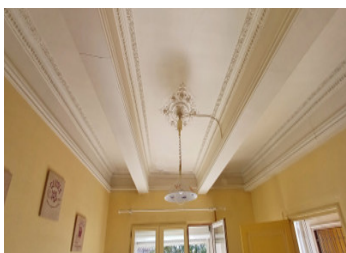
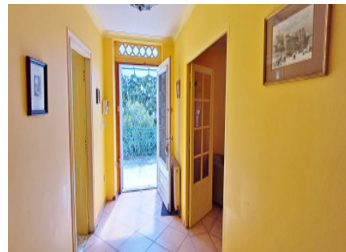
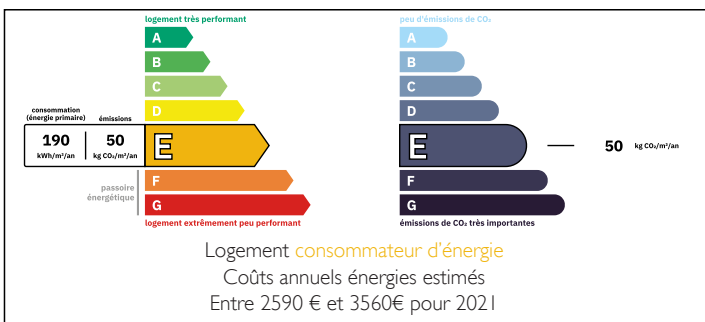


Close to Beziers, a typical winegrowers house with 212m² of living space, 4 bedrooms, a swimming pool, garden,

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Puimisson
Department:	Hérault
Bed:	4
Bath:	2
Floor:	212 m ²
Plot Size:	230 m ²

IN BRIEF

Nestled in the heart of the highly sought-after village of Puimisson, this delightful property offers the perfect blend of character and convenience. Just a short 25-minute drive from the Mediterranean coast, it enjoys a prime location close to Béziers, Cap d'Agde airport, and all the beauty of southern France.

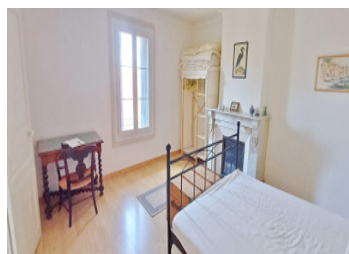
The home boasts four generously sized double bedrooms, including a master suite with private ensuite bathroom. The spacious living room is ideal for relaxing or entertaining, while the kitchen and dining area open directly onto a large terrace, perfect for al fresco dining.

Outside, you'll find a large swimming pool with ample sunbathing space, a garden, and an outhouse with three rooms – ideal for pool equipment or ready to be transformed into a charming summer kitchen or guest annex.

Whether you're looking for a permanent residence or a holiday getaway, this...

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: 2115 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Near Beziers, situated in a peaceful setting, this charming winegrower's house offering 212 m² of living space on a plot of 388m². Though the house has not been lived in for a few years, it simply needs refreshing to restore its full charm and comfort. It includes a large L shaped living room, a kitchen/dining room with glass doors leading to a large terrace - perfect for outside dining. With 4 bedrooms - the master has a marble fireplace and ensuite bathroom, there is also a family shower room, and 2 wc's. Outside there is a large swimming pool, a dependence with 3 rooms and of course a garden.

The property in a nutshell:

Ground floor;

A large garage,

A storeroom/workshop with a well.

Outside :

Garden with large swimming pool, 8m x 4m

Outbuilding with 3 rooms.

First floor;

Entrance hall of 19.5m²,

A storage room of 5m²,

A separate wc,

A large L shaped living room with marble fireplace of 41.5m²,

A kitchen/dining room of 15m², with doors to the large terrace 50m² approx.

On the second floor:

Master bedroom of 17m² with fireplace, plus ensuite bathroom of 8.60m²,

Bedroom of 13m²,

Bedroom of 12.6m²,

Bedroom of 10.5m²,

A dressing room of 6.5m²,

A shower room of 5m²,

A storeroom with attic access

A wc.

Please note that all measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>