

## Comfortable Four-Bedroom Villa with Separate Studio, Summer House, Natural Pool, Gardens, and Double Garage

EXCLUSIVE



## INFORMATION

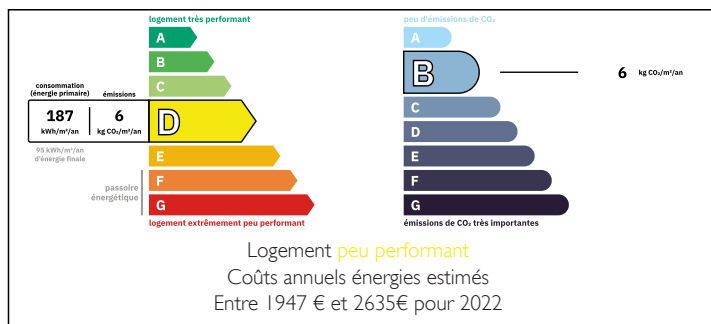
Town:	Puissalicon
Department:	Hérault
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	1010 m2

## IN BRIEF

Located in Puissalicon, a charming village with a 11th-century château, this elevated and comfortable villa is spread over two levels. The property offers 165 m<sup>2</sup> of living space and sits within fully enclosed gardens of 1,000 m<sup>2</sup>. The first floor features a bright lounge and dining area, a glass veranda overlooking the garden, a fully equipped kitchen with access to a large terrace, four spacious bedrooms, a bathroom, and a shower room. Below the villa, there is a spacious independent studio with a large living/sleeping area, kitchen, shower room, and WC. To the front, a double garage provides ample parking and storage. Outside, the mature gardens are complemented by a 10 x 4 m mirrored pool and a summer house with a hobby room, pool technique and covered terrace. The villa enjoys a convenient location with easy access to village amenities and is...



## 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: 1569 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This villa, originally built in 1984, has been fully renovated to create a comfortable and practical family home.

A stone staircase leads to the first floor. From the glass veranda you enjoy immediate views of the garden and pool. Inside, a bright entrance hall connects to the lounge with log burner and dining area, which opens onto both the veranda and a large rear terrace. The separate, fully equipped kitchen with modern units and appliances also gives access to the terrace. Off the hallway is a family bathroom with bath, sink and WC, plus four bright bedrooms (one currently used as a dressing room with fitted wardrobes). A further shower room with WC completes this level.

On the lower level, a small staircase leads to an independent apartment of around 45 m<sup>2</sup>. It includes a fitted corner kitchen with dining space, a spacious lounge/bedroom area with storage, a shower room and separate WC. This apartment is ideal for guests or holiday rental. From here you can also access the double garage (over 60 m<sup>2</sup> with electric doors), offering easy parking and plenty of storage.

The villa sits at the front of the plot, with a gravel driveway for parking (electric gates). The mature gardens wrap around the house with gravel paths and established planting. At the centre is a 10 x 4 m glass-tiled pool, designed to blend naturally with the garden. Around the pool are several areas for relaxing, including a covered terrace leading to the...