

Bright villa with four bedrooms studio apartment, swimming pool and gardens.



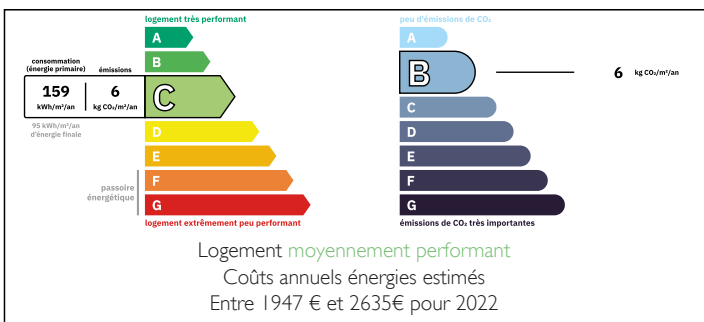
INFORMATION

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

IN BRIEF

Located in the sought-after village of Puissalicon, renowned for its character and historic 11th-century château, this elevated villa offers generous living space and versatility. The property offers approximately 165 m² of living space and is set within landscaped grounds of around 1,000 m². The main accommodation occupies the upper level, featuring a light-filled lounge and dining area, a glazed veranda and a fully fitted kitchen with direct access to a spacious terrace. This floor also comprises four bedrooms, a family bathroom, and an additional shower room. At garden level, a independent studio provides flexible accommodation, complete with an open-plan living/sleeping area, kitchen, shower room, and WC. Ideal for additional guests. The property benefits from a double garage. There is also a summer house by the pool that offers flexible space and offers a covered terrace. Puissalicon is located...

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.



DESCRIPTION

This villa, originally built in 1984, has been updated to offer a comfortable and easy-to-live-in family home.

A stone staircase leads up to the main level. From the glass veranda, you have lovely views over the garden and pool. Inside, a bright entrance hall opens into a spacious lounge with a log burner and dining area, both connecting to the veranda and a large rear terrace. The separate, fully equipped kitchen also has direct access to the terrace. This floor includes four bright bedrooms (one currently used as a dressing room), a family bathroom, and an additional shower room with WC.

On the lower level, there is an independent apartment of around 45 m². It features a fitted kitchen with dining space, a large living/sleeping area with storage, a shower room, and a separate WC—ideal for guests or rental use. This level also connects to a large double garage (over 60 m²) with electric doors, offering plenty of parking and storage.

The villa sits at the front of the plot, with a gravel driveway and electric gates. The gardens wrap around the house and are well established, with gravel paths and mature planting. At the centre is a 10 × 4 m glass-tiled swimming pool, surrounded by several seating areas, including a covered terrace, a pool house, and an additional room suitable for a hobby space or home office.

The property has been maintained and updated by the current owners. It benefits from electric heating, double glazing, and...

LOCAL TAXES

Taxe foncière: 1569 EUR

Taxe habitation: EUR

NOTES