

Three bedroom villa with swimming pool and gardens located in the charming village of Puissalicon

EXCLUSIVE



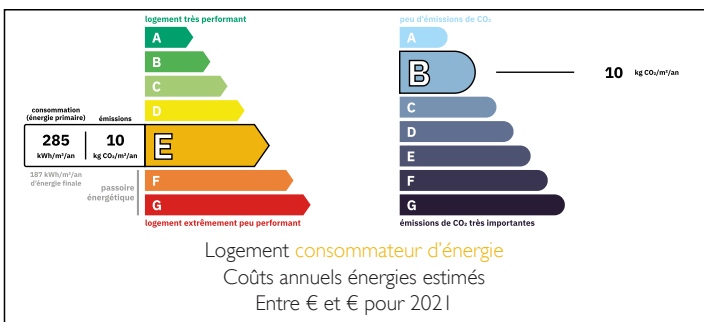
## INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	3
Bath:	1
Floor:	105 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

## IN BRIEF

Located on the corner of a residential area, this semi-detached single-storey property offers over 85 m<sup>2</sup> of living space and is situated on 580 m<sup>2</sup> of land with a wrap-around garden and pool. Inside the property, the covered veranda is ideal for enjoying the winter sun and leads into the main house, which offers a cosy lounge with fireplace and a bright, spacious dining room that also leads through to the garage. There is a separate fitted kitchen, which also provides access to the covered veranda. There are three double bedrooms, each with built-in storage, a family bathroom, and a separate WC. Outside, the 7 x 4 m swimming pool offers a great place to cool off, and the surrounding terrace provides plenty of space to relax. There is a private driveway and access to the garage.

## 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.



## DESCRIPTION

Room measurements(approx):

Covered veranda – 8 m<sup>2</sup>  
Hall – 8 m<sup>2</sup>  
Lounge – 11.5 m<sup>2</sup>  
Dining room – 21 m<sup>2</sup>  
Kitchen – 10.5 m<sup>2</sup>  
Bedroom 1 – 9.5 m<sup>2</sup>  
Bedroom 2 – 9.5 m<sup>2</sup>  
Bedroom 3 – 11 m<sup>2</sup> (access to covered terrace)  
Bathroom – 4.75 m<sup>2</sup> (double shower/sink)  
WC – 1.5 m<sup>2</sup>

Garage – 20 m<sup>2</sup>

The property benefits from electric heating, double glazing and electric shutters.

## LOCAL TAXES

**Taxe foncière: 1520 EUR**

**Taxe habitation: EUR**

Puissalicon is a great village located close to the centre of Béziers, it offers three restaurants/wine bar, hairdressers, post office and school.

Béziers – 15 minutes  
Pézenas – 25 minutes  
Béziers Airport – 30 minutes  
Montpellier Airport – 60 minutes  
A9 autoroute – 20 minutes

## NOTES

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