

Charming village house with two bedrooms and terraces with lovely views



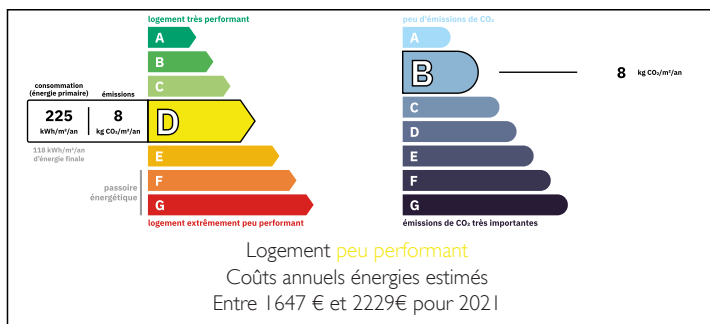
INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	75 m2

IN BRIEF

Discover this charming, well-presented village home, located in the popular village of Puissalicon, just a few steps from the historic Château de Puissalicon and within easy reach of Pézenas and Béziers. The property is arranged over two floors and offers an open-plan living space with an equipped kitchen, two bedrooms, two bathrooms with WCs, and two terraces, the latter offering stunning views over the surrounding countryside. The property also benefits from a garage, which provides plenty of additional storage space. The house has been updated to include double glazing and reversible air conditioning.

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: **968 EUR**

NOTES

DESCRIPTION

Located in the charming village of Puissalicon, this attractive property offers comfortable accommodation arranged over three levels.

The main entrance opens into a spacious hallway, which is shared with the garage. To the rear of the garage is a practical laundry area with a WC and separate shower, while further to the rear is a large cave providing excellent additional storage space.

Stairs lead to the first floor, where a hallway featuring beautiful traditional tiles provides access to the living accommodation. To the front of the property is a bright open-plan lounge and equipped kitchen, complete with a characterful marble fireplace. This level also offers a bedroom with its own private 6m² terrace, as well as a bathroom with bath, shower, washbasin and WC. The hallway also benefits from additional built-in storage cupboards.

The stairs continue to the second floor, leading to a large bedroom with an attractive vaulted ceiling. This level also benefits from a second 10m² terrace, offering far-reaching views over the surrounding countryside and providing an ideal space for relaxing or entertaining. A further bathroom with shower, washbasin and WC completes this floor.

The property is in good condition throughout and benefits from double glazing, insulation, reversible air conditioning and electric heating.

An ideal choice as a holiday home or lock-up-and-leave property, the house is situated in the heart of this charming and popular village. Puissalicon offers a good selection of local amenities, including a wine bar/tapas restaurant, two restaurants including a pizzeria, a hairdresser and...