

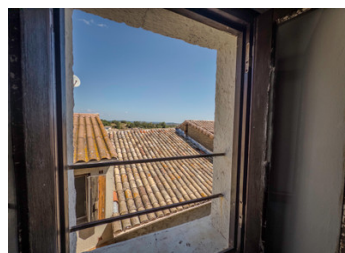
Cute two bedroom house with open plan living and two caves located in historic circulade of Puissalicon

EXCLUSIVE



## INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2



## IN BRIEF

Located on the cobbled streets in the historic circulade of Puissalicon, this property is arranged over two levels. The ground floor offers an open-plan lounge/dining area with original tiles and beams, along with a small kitchenette. There is also a shower room with WC and a bedroom on this level.

Stairs lead to the second floor where you'll find a further bedroom and access to the attic, which could be used for storage or converted into habitable space.

Beneath the house are two large, dry caves—ideal for storage or for creating additional living space.

An ideal size for a lock-up-and-leave holiday home in a great village with many amenities.

## ENERGY - DPE

DPE not required.

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

Located in the centre of Puissalicon, on a quiet street, this property offers over 60m<sup>2</sup> of habitable space arranged across two levels.

Upon entry, you are welcomed into the open-plan lounge/diner, a good space with original tiles and beams. To the rear, there is a storage cupboard and kitchenette with an original sink. A small hall leads to the shower room with WC and sink, then on to the first bedroom.

Stairs take you to the second floor, which opens onto the second bedroom. A further door leads to the loft space, which could be converted into a bedroom. There is also an opening with views of the countryside.

Outside under the property, there are two separate dry caves that could be used to store sports equipment. One cave houses the washing machine and hot water tank, while the other still contains the old wine vats.

The house would benefit from some decoration and upgrades to bring it to a more modern standard. However, it is perfectly habitable as is and is already connected to fibre optic broadband. The property is available furnished.

Puissalicon is a charming village with many amenities, including two restaurants and a wine/tapas bar. It is conveniently located around 15 minutes from the city of Béziers and about 25 minutes from the coast.

### Room measurements (Approx)

Lounge/Kitchen - 24m<sup>2</sup>

Shower room - 3m<sup>2</sup>

Hall - 2m<sup>2</sup>

Bedroom 1 - 13m<sup>2</sup>

Bedroom 2 - 18m<sup>2</sup>

Attic - 18m<sup>2</sup>

Cave 1 - 28m<sup>2</sup>

Cave 2 - 25m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 256 EUR

Taxe habitation: EUR

## NOTES