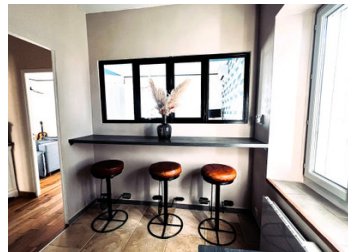


It's Here! Stunning 5-bed, 3-Reception Home. Pool & Gardens, Summer Kitchen, Large Garage & Gorgeous Courtyard

EXCLUSIVE



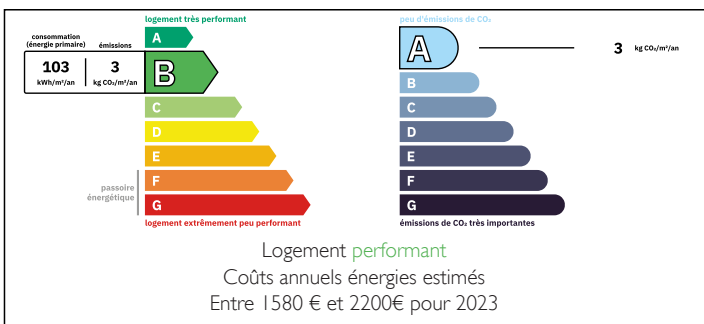
INFORMATION

Town:	Puisserguier
Department:	Hérault
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	465 m2

IN BRIEF

Exquisitely renovated 5-bedroom residence in picturesque Puisserguier, boasting an exceptional energy rating B. Only 15 km from Béziers, its golden beaches and international airport, this elegant home is surrounded by vineyards and timeless countryside. With the Canal du Midi and Carcassonne nearby, it offers refined living and the essence of the South of France

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

Step inside through the front door and discover a welcoming 15m² office or reception area, setting the tone for this generous family home. Upstairs, a bright and spacious living/dining room opens alongside a fully equipped kitchen with breakfast bar – perfect for relaxed family meals and entertaining. A private sleeping wing on this level offers two comfortable bedrooms, a modern shower room, a dressing room, and a generous landing area.

The upper floor continues the sense of space with a second reception/TV lounge, three further bedrooms, a family bathroom, and an additional dressing room – ideal for hosting family and friends.

Outside, the property offers private parking and access to the garden with pool from the road via remote control, combining everyday convenience with peace of mind.

This house is sold fully furnished and equipped!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES