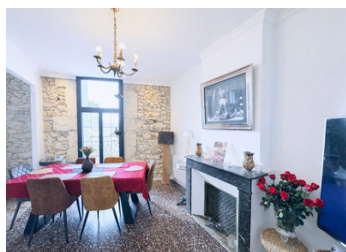


Bright and beautifully renovated village house with 3 bedrooms, garage and large terrace



INFORMATION

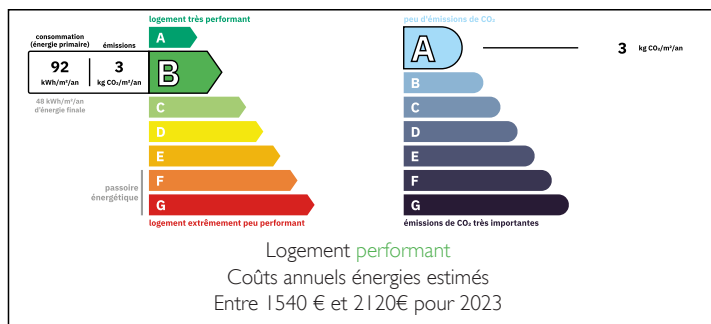
Town:	Puimisson
Department:	Hérault
Bed:	3
Bath:	3
Floor:	176 m2
Plot Size:	70 m2



IN BRIEF

Bright and spacious three bedroom, three bathroom village house in the South of France, beautifully interior designed and finished with quality fixtures throughout. This charming property offers generous living spaces filled with natural light, creating a warm and welcoming atmosphere ideal for both permanent living and holiday use. The home features a garage and traditional cave, providing excellent storage and practicality. A standout feature is the large roof terrace, perfect for outdoor dining, entertaining, or simply enjoying the Mediterranean climate. Located in a lively and sought after village with local shops, cafés, and amenities within easy reach, this is a superb opportunity to own a stylish, character filled home in a vibrant southern French setting.

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: 972 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set within a vibrant and characterful village offering cafés, restaurants and everyday amenities, this old winegrower's house enjoys a great location just five minutes from Magalas, fifteen minutes from Béziers and within easy reach of the Mediterranean coastline, only twenty-five minutes away.

This bright former winegrower's home has been fully renovated, offering approximately 182 m² of contemporary living space where authentic character blends seamlessly with modern fittings throughout. The property features three beautifully appointed bedrooms, including an impressive master suite, alongside two elegant bathrooms and shower rooms. The main living area is strikingly bright and spacious, enhanced by exposed stonework, balconies and a statement marble fireplace, creating a sophisticated yet welcoming atmosphere. The large designer kitchen is both stylish and highly functional, centred around a substantial island and opening directly onto a spectacular 70 m² roof terrace, ideal for entertaining or relaxing in total privacy.

Practicality meets prestige with an extensive 90 m² garage with an electric door, a 60 m² cave, a dedicated study space and a separate laundry room.

The renovation includes new electrical and plumbing systems, high end double glazing, a recent roof, and premium aluminium joinery, while preserving beautiful original elements such as cement tiles and stone walls. Connected to mains drainage and equipped with efficient electric heating, this is a rare opportunity to acquire a truly stylish village property combining original charm with modern comfort.

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