

## Price on request

**Contact agency**

**Capsud Immo**

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### For sale luxury property

**8 rooms**

**Surface : 265 m²**

**Surface of the living : 37 m²**

**Surface of the land : 2516 m²**

**Year of construction : 1900**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : exceptional**

**Couverture : tiling**

### Features :

workshop, Fontaine, Chauffage au sol rdc, barn, veranda, attic, Laundry room, CALM

3 bedroom

2 terraces

2 bathrooms

3 WC

2 garage

5 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



## Luxury property S24085 Puissalicon

Splendid Languedoc Manor House, very well maintained. Its refined interior offers a fully equipped separate kitchen with adjoining laundry room, a beautiful dining room, a spacious 37 m² living room extended by a beautiful veranda and a large office. Upstairs, three bedrooms and two bathrooms. Each space has been designed to offer you all the necessary comfort. The 2516 m² park surrounding the property provides an additional charming asset with its two magnificent terraces. For vehicles, there are 5 parking spaces available, as well as a large garage. The overall condition is exceptional for a house from the beginning of the last century. Come discover a house full of character in a peaceful setting. Puissalicon is a charming little village 15 minutes from Béziers. Typically Mediterranean, this area is surrounded by vineyards. Known for its medieval castle, Romanesque church, and picturesque cobbled streets, it offers a peaceful atmosphere and a complete change of scenery. An ideal place for those seeking serenity, history, and delicious cuisine. A true French rural gem. Very rare for sale which has managed to retain all its authenticity.

Fees and charges :

