

## Price on application

**Demeure de prestige for sale**

**8 rooms**

**Surface : 265 m²**

**Surface of the living space : 37 m²**

**Surface of the land : 2516 m²**

**Year of construction : 1900**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : Exceptionnel**

**Cover : tiles**

### Benefits :

Atelier, Fontaine, Chauffage au sol rdc,

Grange, veranda, Combles aménagés,

Laundry room, calm

3 bedroom

2 terraces

2 bathrooms

3 WC

2 garage

5 parkings

1 cellar

**Energy class (old measure) : E**

**Climate class : E**

Document non contractuel

31/08/2025 - Prix T.T.C



## Demeure de prestige Puissalicon ref. 851V901M - mandat n°S24085

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.

