

€ 830 000

## Buying maison de caractère

10 rooms

Surface : 274 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 192 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

### Amenities :

Automatic gate, fireplace, Bedroom on ground floor, double glazing, Atelier, Laundry room, air conditioning

7 bedroom

1 terrace

1 bathroom

5 showers

4 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

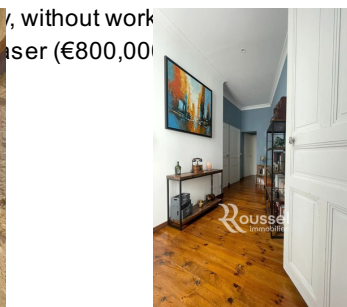
Fees and charges : 830 000 € agency fees 3,61% à the

830 000 € agency fees 3,61% à the



## Maison de caractère Poussan

Dear potential buyer, we are delighted to offer you for purchase a superb character stone house dating from the 14th century, fully renovated in the heart of Poussan, close to the Thau basin. This generous 270m<sup>2</sup> residence extends over three levels, with a large garage on the ground floor that can accommodate several vehicles and a workshop that can be used for storage. On the first floor, discover a welcoming living space thanks to its large living room bathed in light and its fully equipped kitchen with pantry. On this same level, the sleeping area consists of a master suite with bathroom and fitted dressing room, as well as two other beautiful bedrooms with shared shower room and separate toilet. On the upper floor, a spacious second living room can be used as a TV lounge, cinema room, games room, or library. Continuing on, two bedrooms, each with their own bathroom and toilet. This top level also provides access to a magnificent rooftop terrace with no overlooked views, a summer kitchen, and a barbecue, perfect for enjoying the beautiful weather in complete privacy. In addition to this main residence, two brand new independent apartments have been fitted out. Both consist of a living room with a fitted kitchen, a bedroom with its own bathroom, and a separate toilet. These are ideal for seasonal rentals, for hosting relatives or for carrying out a liberal activity. This property complex combines character, volume and old-world charm close to schools and shops, 12km from SETE and 25km from Montpellier. Its



, without work  
raser (€800,00)

\* Fees:  
Ref. :

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Code NAF 6831Z - SIRET 4410196000038 - Garantie financière : SOCAF, Montant de 120000€ - Médiation : Vivons Mieux Ensemble

Document non contractuel - Barème des prix disponible sur notre site internet