

2 bedroom house for sale

Country House For Sale

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Price: €93,500

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Puissalicon Languedoc-
Roussillon

Charming and bright village house of approx. 93m2 with a roof terrace and stunning views.

Currently used as a full time home, this would make a great lock and leave holiday home. Puissalicon is a village with a fabulous wine bar that sells home made bread, a small grocers, another cafe / bar and some great wineries.

Whilst there are stairs and several floors, there are two entrances on two levels so you can drop off groceries on the kitchen level and leave bikes down in the garage. In particular, and rare for a village house, it has a lovely open kitchen dining living room of 29m2.

The terrace has absolutely amazing views but work needs to be done to create an easier access to the third floor and terrace. The stairs are currently very steep.

Most of the house has been renovated, the electrics have been redone, the roof and terrace waterproofing were done 5 years ago.

There is street parking at the ground floor level and at the kitchen level.

Ground floor

Large entry hall with cement staircase and original tiles. Storage under the stairs.

Garage for bikes and storage of 30m2 with a WC

First floor

The stairs lead directly into the living room of 16.5m2.

Pass through the walk-in wardrobe to get to the bedroom and en-suite shower room.

Second floor

The stairs lead into the L shaped living / kitchen / dining area with a lovely view over the rooftops from the kitchen window. The second entry to the house on the chateau side leads to a hallway with the WC and

shower room to the kitchen.

Third floor

A very steep staircase leads to the bedroom or office on the third floor with a window with a view to the chateau.

Fourth floor (roof)

Another steep set of stairs leads out onto the roof with a panoramic view.

Ground floor

Entry hall 7m²

Garage with WC 30m²

First floor

Salon : 16,5m²

Dressing : 6,9m²

Bedroom : 10m²

Shower room : 2,6m²

Second floor

Kitchen / dining : 29m²

Hall : 2,5m²

WC : 1,5m²

Shower room : 4,6m²

Third floor

Hall : 2,2m²

Office / bedroom : 8,5m²

Roof terrace : 10m²

Agency commission included in the advertised price and payable by the sellers.

