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## Superb Villa With 195 M2 Of Living Space On 5865m2 Of Land With Pool And...

**Magalas , Hérault , Occitanie**



# €670,000

inc. of agency fees

4 Beds

2 Baths

Village circulade and very lively, with all shops, cafes, restaurant, secondary and primary schools, 15 minutes from Beziers and 30 minutes from the beach. Superb traditional villa (2002), fully renovated...

### At a Glance

**Reference** MFH-LFR-MAM670000E

**Bed** 4

**Near to** Magalas

**Bath** 2

**Pool** Yes

**Price** €670,000

**Land Tax** N/A

### Property Description

Village circulade and very lively, with all shops, cafes, restaurant, secondary and primary schools, 15 minutes from Beziers and 30 minutes from the beach.

Superb traditional villa (2002), fully renovated in 2013, offering 195 m<sup>2</sup> of living space on 5865 m<sup>2</sup> of land with panoramic views of the surrounding village and peaceful countryside. Completely renovated with a sense of style and refinement, this property offers a perfect blend of traditional charm and modern comfort. Featuring a private pool, in an oasis of tranquility (5865 m<sup>2</sup> of land with garrigues), this home would also be ideal for summer rentals, bringing a very comfortable income.

Ground = Lounge/living room of 64 m<sup>2</sup> + equipped kitchen of 21 m<sup>2</sup> ( lower units, gas hob, extractor fan, sink, electrical oven) + utility room of 10.7m<sup>2</sup> + corridor of 6 m<sup>2</sup> + 2 bedrooms of 18 m<sup>2</sup> and 24 m<sup>2</sup> + bedroom of 21 m<sup>2</sup> with dressing room and shower room (shower, washbasin, WC) + bathroom of 13.5 m<sup>2</sup> (free standing bath, walk-in shower, bidet, ashbasin) + hall of 3.2 m<sup>2</sup> + WC with hand basin + garage of 50 m<sup>2</sup>.

1st = Attic bedroom of 25 m<sup>2</sup> with large built in cupboards.

Leisure lounge = Leisure winter lounge of 55 m<sup>2</sup> with jacuzzi, WC, pool system and shower room.

Exterior = Nicely landscaped garden with terrace of 81 m<sup>2</sup> with roman style pool (8×4.5m, chlorine filtration) + lovely views + barbecue + garden sheds.

Sundry = Reversible air conditioning and wood burner + estimated amount of annual energy consumption for standard use: between 1031 € and 1395 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2105 €.

Price = 670.000 € (Excellent location, comfortable, a must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 49248

Property Size: 195 m<sup>2</sup>

Property Lot Size: 5,865 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: MAM670000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€670,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

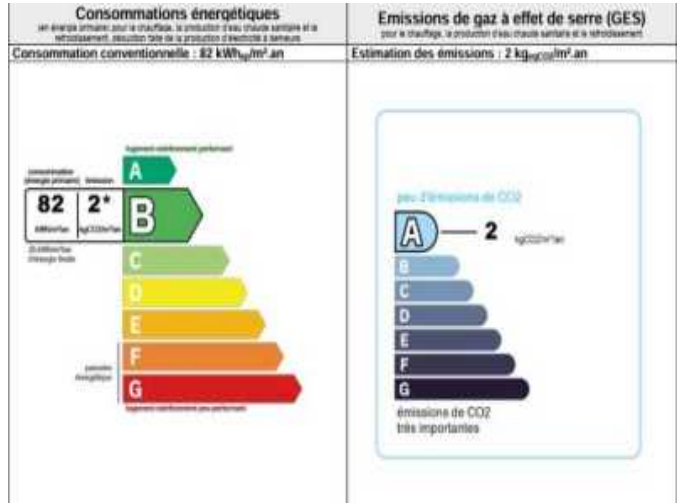


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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