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## Village House To Refresh, Offering 110 M2 Living Space With Roof Terrace...

Magalas , Hérault , Occitanie



# €125,000

inc. of agency fees

2 Beds

1 Baths

Village with all amenities (bakery, grocery, tabac and cafe/restaurant), 25 minutes from Beziers, 15 minutes from Pezenas and 30 minutes from the Bassin de Thau/beaches. Village house with 110 m2 of living...

### At a Glance

<b>Reference</b>	MFH-LFR-PP125000E	<b>Near to</b>	Magalas	<b>Price</b>	€125,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with all amenities (bakery, grocery, tabac and cafe/restaurant), 25 minutes from Beziers, 15 minutes from Pezenas and 30 minutes from the Bassin de Thau/beaches.

Village house with 110 m2 of living space in need of refurbishment, with 2 bedrooms plus a roof terrace.

Directly adjoining the house is a 25 m<sup>2</sup> ruin that could be renovated or converted into a pretty courtyard. In a quiet cul-de-sac.

Ground = Entrance into 12.5 m<sup>2</sup> kitchen + WC + cupboard + 2 steps leading to 21 m<sup>2</sup> bedroom with 7.5 m<sup>2</sup> storage room.

1st = 33 m<sup>2</sup> lounge + 14.7 m<sup>2</sup> shower room (shower, washbasin, WC).

2nd = 19 m<sup>2</sup> bedroom with access to a 16 m<sup>2</sup> roof terrace.

Miscellaneous = Fireplace and electric heating + annual property tax of approximately 800 € + estimated amount of annual energy consumption for standard use: 1192 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + ruin of approximately 25 m<sup>2</sup> (no roof and possibility of creating a direct access to the house).

Price = 125.000 € (Potential !)

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 : 53260

Property Size: 110 m<sup>2</sup>

Property Lot Size: 93 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 1

Reference: PP125000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Renovation required

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€125,000

## Key Information

Property Features:

- Courtyard

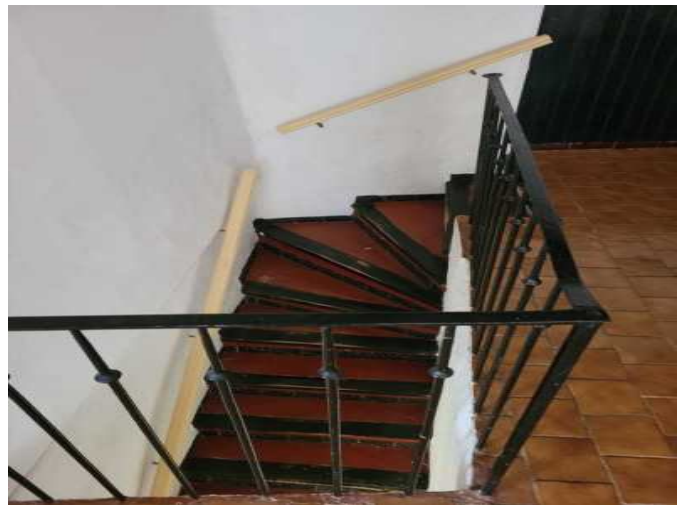
## Location: Occitanie



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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**

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