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## Single Storey Villa With 130 M2 Of Living Space On 840 M2 Of Land With...

Magalas , Hérault , Occitanie



# €352,030

inc. of agency fees

3 Beds

1 Baths

Village with all amenities, cafe/restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. Situated on the edge of the village,...

### At a Glance

**Reference** MFH-LFR-SM363800E

**Bed** 3

**Near to** Magalas

**Bath** 1

**Pool** Yes

**Price** €352,030

**Land Tax** N/A

### Property Description

Village with all amenities, cafe/restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Situated on the edge of the village, this house (2006) offers 130 m<sup>2</sup> of living space on 840 m<sup>2</sup> of land and opens onto a very charming garden with swimming pool. Cosy and comfortable with 3 bedrooms and a study, within walking distance of the shops.

Interior = Entrance into 37.4 m<sup>2</sup> lounge/living room with access to a 25 m<sup>2</sup> veranda + 10 m<sup>2</sup> fitted kitchen (hob, hood, sink, wall and floor units, electric oven) with access to the veranda + 4.4 m<sup>2</sup> storeroom + WC + 4.3 m<sup>2</sup> hallway + 8.9 m<sup>2</sup> study + 3 bedrooms (10.4 m<sup>2</sup>, 10 m<sup>2</sup> and 11.9 m<sup>2</sup>) + 5.5 m<sup>2</sup> bathroom (shower and washbasin) + 27 m<sup>2</sup> garage.

Exterior = Flat plot with front and rear gardens + parking space + swimming pool (7 x 3 m, salt water) + garden shed.

Miscellaneous = Reversible air conditioning (air/air) + 1336 € property tax + solar panels for self-consumption + thermodynamic hot water tank + water softener + estimated amount of annual energy consumption for standard use: between 610 € and 900 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 352.030 € (Cosy and comfortable)

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 : 53197

Property Size: 130 m<sup>2</sup>

Property Lot Size: 840 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: SM363800E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€352,030

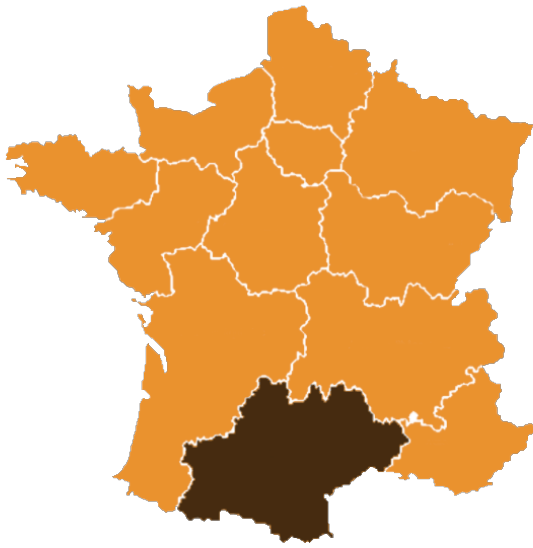
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery









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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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