

[Click to view MFH-LFR-PM129000E](#)

Very Pretty Stone House With 65 M2 Living Space, 2 Bedrooms And A Charming...

Magalas , Herault , Occitanie



€129,000
inc. of agency fees

2 Beds

1 Baths

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the bassin de Thau/beaches. Very pretty character stone house...

At a Glance

Reference MFH-LFR-PM129000E

Bed 2

Near to Magalas

Bath 1

Pool No

Price €129,000

Land Tax N/A

Property Description

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the bassin de Thau/beaches.

Very pretty character stone house with 65 m2 of living space, including 2 bedrooms plus a charming 9 m2 terrace. Located in the heart of a pleasant village, 15 minutes from Pezenas and within walking distance of all amenities. Good potential for seasonal rental.

Ground = Fitted kitchen/living/dining room of 29 m2.

1st = 2.8 m2 hall + 10 m2 bedroom + 3.2 m2 shower room (shower, washbasin, WC) + 9 m2 terrace.

2nd = 20 m2 bedroom.

Miscellaneous = Double-glazed windows + electric heating + estimated amount of annual energy consumption for standard use: between 1666 € and 2254 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + house in excellent condition (renovated in 2008) + annual property tax of €650 + possibility of buying the house furnished.

Price = 129.000 € (Super cosy !)

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

Property Id : 53714

Property Size: 65 m2

Property Lot Size: 30 m2

Bedrooms: 2

Bathrooms: 1

Reference: PM129000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

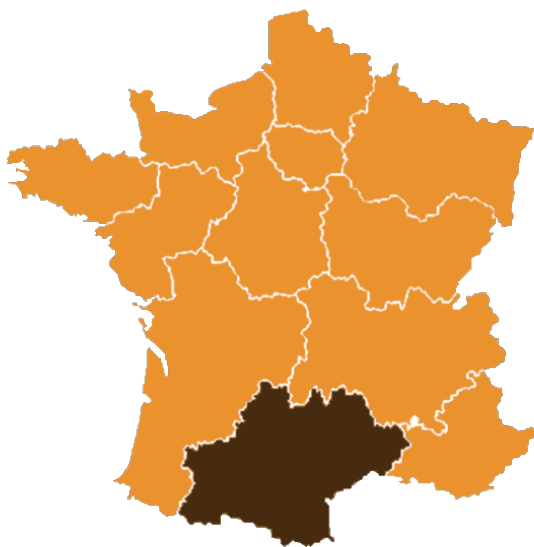
Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€129,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved