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## Nice Village Home With 185 M2 Of Living Space Including A Studio Plus...

Magalas , Hérault , Occitanie



# €165,000

inc. of agency fees

4 Beds

3 Baths

Village with all shops, cafe, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Large village home (former grocery of the village) with 185 m2 living space including...

### At a Glance

Reference MFH-LFR-LMF192500EC

Bed 4

Near to Magalas

Bath 3

Pool No

Price €165,000

Land Tax N/A

### Property Description

Village with all shops, cafe, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

Large village home (former grocery of the village) with 185 m2 living space including an brand new

independent studio and its bathroom then 3 bedrooms and 2 bathrooms. With also a large and sunny roof terrace. Charming!

Ground = Entrance hall of 16 m<sup>2</sup> + studio of 30 m<sup>2</sup> with a washroom (shower, washbasin, wc) with a kitchen corner (work surface and sink).

1st = Lounge of 13 m<sup>2</sup> with access to second floor A + wc with handbasin + dining room of 17 m<sup>2</sup> with additional access to second floor B + equipped kitchen of 18 m<sup>2</sup> (upper and lower units, hob, sink, extractor fan, dishwasher, fridge) + washroom of 3 m<sup>2</sup> (shower, washbasin).

2nd (A) = Bedroom of 15.5 m<sup>2</sup> with access to B + stairs to access 3rd floor A.

2nd (B) = En suite bedrooms of 17 m<sup>2</sup> with a bathroom of 13 m<sup>2</sup> (shower, bath, washbasin, wc) + stairs to access 3rd floor B.

3rd (A) = Bedroom of 15 m<sup>2</sup>.

3rd (B) = Lounge of 14 m<sup>2</sup> leading onto a superb roof terrace of 17 m<sup>2</sup> with lovely views onto the castle.

Sundry = Electrical heating + annual land tax of about 700 € + electricity in good condition + double glazed windows + estimated amount of annual energy consumption for standard use: between 2431 € and 3289 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 165.000 € (Very nice home and potential income with the studio)

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 : 52078

Property Size: 185 m<sup>2</sup>

Property Lot Size: 57 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: LMF192500EC

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	3
Price	€165,000

## Key Information

Property Features:

- Immediately Habitable

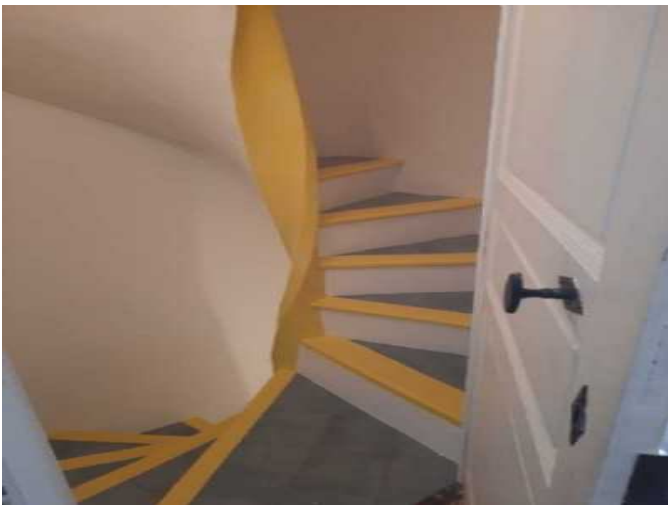
## Location: Occitanie



## Gallery







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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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