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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 m² + studio of 30 m² with a washroom (shower, washbasin, wc) with a kitchen corner (work surface and sink).

1st = Lounge of 13 m² with access to second floor A + wc with handbasin + dining room of 17 m² with additional access to second floor B + equipped kitchen of 18 m² (upper and lower units, hob, sink, extractor fan, dishwasher, fridge) + washroom of 3 m² (shower, washbasin).

2nd (A) = Bedroom of 15.5 m² with access to B + stairs to access 3rd floor A.

2nd (B) = En suite bedrooms of 17 m² with a bathroom of 13 m² (shower, bath, washbasin, wc) + stairs to access 3rd floor B.

3rd (A) = Bedroom of 15 m².

3rd (B) = Lounge of 14 m² leading onto a superb roof terrace of 17 m² 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

Property Id : 52078

Property Size: 185 m²

Property Lot Size: 57 m²

Bedrooms: 4

Bathrooms: 3

Reference: LMF192500EC

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

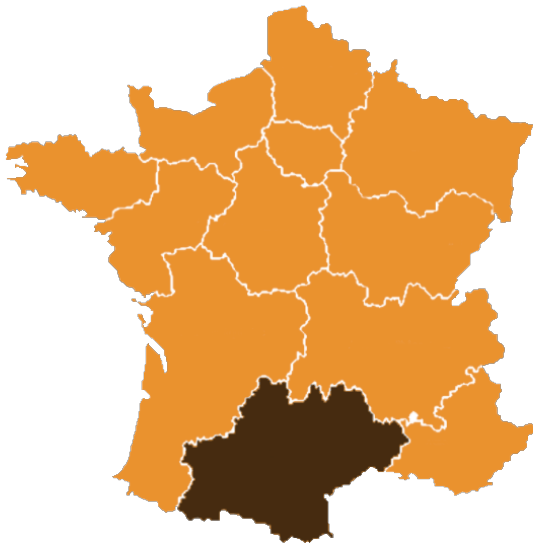
Property type:	Village house
Bedrooms:	4
Bathrooms	3
Price	€165,000

Key Information

Property Features:

- Immediately Habitable

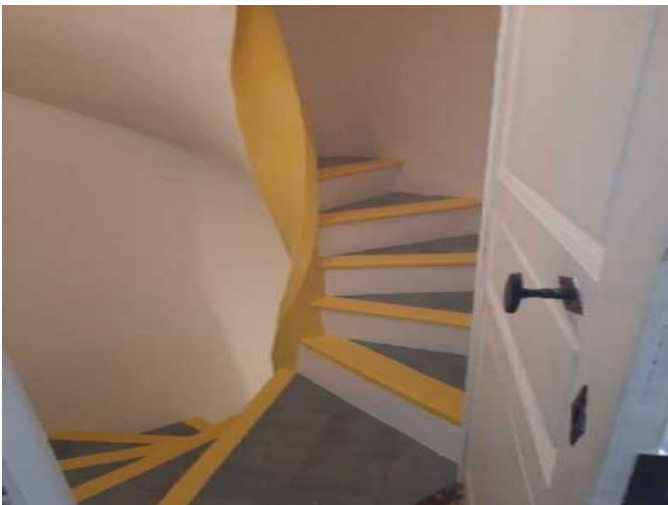
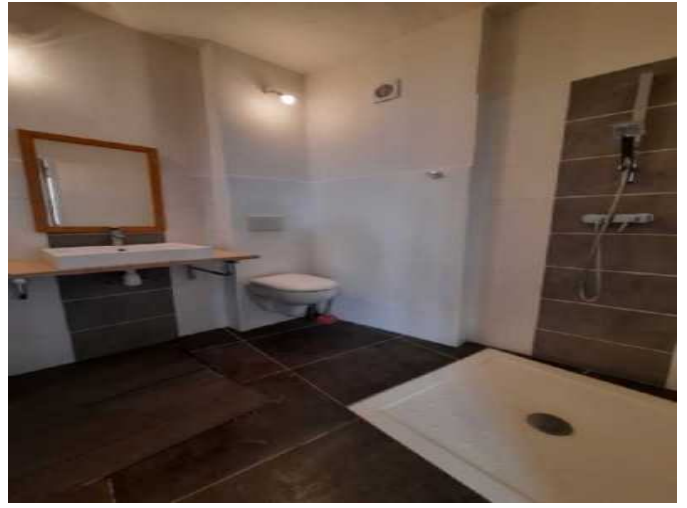
Location: Occitanie



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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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