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Entirely Renovated Stone Village HouseWith 4 Bedrooms, Balcony And Large...

Magalas, Herault, Occitanie



€216,000

inc. of agency fees

4 Beds

2 Baths

Village north of Beziers with all shops, cafes, restaurant, schools, near Cessenon, river at 5 minutes, at 15 minutes from Beziers and the highway, 20 minutes from the airport and about 30 minutes from...

At a Glance

Reference MFH-LFR-M216000E

Near to Magalas

Price €216,000

Bed 4

Bath 2

Land Tax N/A

Pool No

Property Description

Village north of Beziers with all shops, cafes, restaurant, schools, near Cessenon, river at 5 minutes, at 15 minutes from Beziers and the highway, 20 minutes from the airport and about 30 minutes from the coast.

A quality village stone house, fully renovated, in excellent condition and with spacious living areas. The

house offers about 122 m2 of living space over three levels comprising a well-equipped open-plan kitchen dining and lounge area, a covered balcony of 16 m2, 4 bedrooms, 1 bathroom, 2 wc's and a large garage of approximately 75 m2. An ideal holiday home or permanent residence in a pretty historical village with all commerce.

Ground = Entrance hall of 4 m2 with interior access to garage + garage of about 75 m2 with 2 exits.

1st = Bright open plan living room and kitchen of 52 m2 with direct access to the balcony of 16 m2 with barbecue and electric shutter + laundry room of 4,2 m2 + WC of 1,5 m2.

2nd =Converted attic offering 4 bedrooms of 16 m2, 13,5 m2, 13,5 m2 and 11,4 m2 (3 with built in wardrobes) + bathroom of 8 m2 (shower, bath, basin) + separate wc.

Extra = Double glazing + mosquito nets throughout + intercom + oil central heating + reversible air conditioning on 1st floor + part of roof and tiles done 4 years ago + new facade 2022 + estimated amount of annual energy consumption for standard use: between $1448 \in$ and $1960 \in$ per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1290 Euros + nice quiet location in the village + no work to be done apart from cosmetics + furniture negotiable.

Price = 216.000 € (Superb village house, a must see!)

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: 39519
Property Size: 122 m2
Property Lot Size: 75 m2

Bedrooms: 4
Bathrooms: 2

Reference: M216000E

Other Features

Immediately Habitable Private parking/Garage

Summary

Property type: Village house

Bedrooms: 4 2 Bathrooms

€216,000 Price

Key Information

Property Features: Immediately Habitable

Location: Occitanie



Gallery













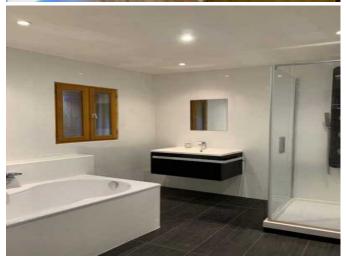






















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C. BAUER – Sunday Times

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S. and L. BROWN



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