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## Entirely Renovated Stone Village House With 4 Bedrooms, Balcony And Large...

Magalas , Hérault , 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

<b>Reference</b>	MFH-LFR-M216000E	<b>Near to</b>	Magalas	<b>Price</b>	€216,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 € and 1960 € 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](http://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

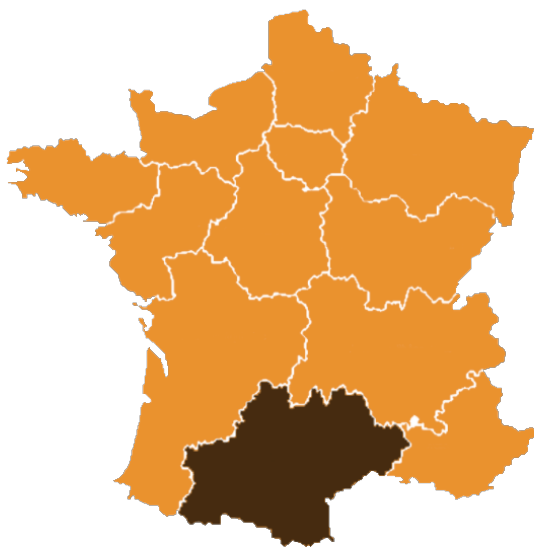
Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€216,000

## 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**

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