

[Click to view MFH-LFR-LMF162000E](#)

## Pretty Village House Offering 85 M2 Of Living Space With Small Garden/courtyard...

Magalas , Herault , Occitanie



# €145,000

inc. of agency fees

2 Beds

2 Baths

Village with all shops, cafe, school, restaurants, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Very nice village house with small garden/courtyard and 2 terraces,...

### At a Glance

**Reference** MFH-LFR-LMF162000E

**Bed** 2

**Near to** Magalas

**Bath** 2

**Pool** No

**Price** €145,000

**Land Tax** N/A

### Property Description

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

Very nice village house with small garden/courtyard and 2 terraces, offering about 85 m<sup>2</sup> of living space including 2 bedrooms and 2 bathrooms. No work to foresee. The home is located at walking distance from the centre of the village and all its shops.

Ground/basement = Cellar of about 70 m<sup>2</sup> with vaulted arches.

1st = Living room/equipped kitchen of 24 m<sup>2</sup> (equipped kitchen being fitted with upper and lower units, hob, oven, sink) + lounge of 20.4 m<sup>2</sup> with access to a terrace of 10 m<sup>2</sup> + WC + corridor of 7.2 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (bath, washbasin, WC) + en suite bedroom of 10.5 m<sup>2</sup> with washroom of 5 m<sup>2</sup> (shower, WC, washbasin).

Exterior = Small garden/courtyard of about 30 m<sup>2</sup> + terrace of 10 m<sup>2</sup> and 12 m<sup>2</sup> (one under the other).

Extra = Annual land tax not known as separation of 2 houses but expect around 700 € + single glazing in good condition + not subject to energy performance diagnostics.

Price = 145.000 € (Very cosy property !)

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 : 55960

Property Size: 85 m<sup>2</sup>

Property Lot Size: 170 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: LMF162000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€145,000

## Key Information

Property Features:

- Courtyard

## 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