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## Pretty Single Storey Villa With 135 M2 Of Living Space On 440<sup>2</sup> With Pool...

Magalas , Hérault , Occitanie



# €343,440

inc. of agency fees

4 Beds

2 Baths

Picturesque village with mobile shopping trucks and 5 minutes from Laurens (all shops and restaurants), 25 minutes to Beziers and the motorways, and 30 minutes from the beach. Very pretty single storey...

### At a Glance

Reference MFH-LFR-CM343440E

Bed 4

Near to Magalas

Bath 2

Pool Yes

Price €343,440

Land Tax N/A

### Property Description

Picturesque village with mobile shopping trucks and 5 minutes from Laurens (all shops and restaurants), 25 minutes to Beziers and the motorways, and 30 minutes from the beach.

Very pretty single storey villa with 135 m2 of living space, in a lovely calm village surrounded by vineyards,

offering 4 bedrooms and 2 bathrooms, on a enclosed plot of 440 m2 easy to maintain and with lovely views. Private and sunny, built in 2012. Car parking space inside and in front of the house.

Interior = Direct entrance onto the living room/equipped kitchen of 50 m2 (upper and lower units, hob, extractor, dishwasher, oven) + en suite bedroom of 14 m2 with shower room of 12 m2 (italian walk-in shower, 2 washbasins, WC) + hall of 6.2 m2 + WC + 3 bedrooms of 11.1 m2, 11.5 m2 and 14 m2 plus dressing room of 5 m2.

Exterior = Front garden with lovely views and olive trees + back garden with above ground pool (7x4m, chlorine) and car access.

Extras = Annual land tax of 870 € + centralised reversible air conditioning and fireplace + estimated amount of annual energy consumption for standard use: between 840 € and 1136 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + facade to foresee (between 8000 and 10 000 €).

Price = 343.440 € (Charming)

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 : 46589

Property Size: 135 m2

Property Lot Size: 440 m2

Bedrooms: 4

Bathrooms: 2

Reference: CM343440E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€343,440

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie



# Gallery







DIAGNOSTIC DE PERFORMANCE ENERGETIQUE	
<p><b>Consommations énergétiques</b>  <small>sur la base d'un usage normal pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, déduites de la production d'énergie à domicile</small></p> <p>Consommation conventionnelle : 102 kWh<sub>ep</sub>/m<sup>2</sup>.an</p>	<p><b>Emissions de gaz à effet de serre (GES)</b>  <small>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</small></p> <p>Estimation des émissions : 3 kg<sub>CO2</sub>/m<sup>2</sup>.an</p>
<p>102 kWh<sub>ep</sub>/m<sup>2</sup>.an</p> <p>3* kg<sub>CO2</sub>/m<sup>2</sup>.an</p>	<p>3 kg<sub>CO2</sub>/m<sup>2</sup>.an</p> <p>émissions de CO<sub>2</sub> très importantes</p>

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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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