



## 4 room, 100m2 Villa for sale in Magalas - 330 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 382,938.71

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Magalas
Postleitzahl:	34480
Veröffentlicht:	13.05.2026

### Beschreibung:

Here you will find a modern and well-maintained villa with beautiful views over both the village and the rolling vineyards. The villa offers generous spaces with elegant material choices and a garden that invites both relaxation and social moments. Every detail has been carefully considered to create a comfortable and harmonious home.

On the entrance level, you are greeted by an open and bright living room (36 m2) with large windows overlooking the garden. From here, you step straight out onto the terrace and pool area - the natural gathering place for all your summer dinners and lazy days!

The kitchen is well equipped and designed in a bistro style, inviting real cooking with an impressive handcrafted Lacanche gas stove with dual electric ovens, making it easy and enjoyable to prepare meals using seasonal local ingredients. The entrance level also includes the master bedroom with its own bathroom, as well as a guest toilet.

Upstairs, there are two spacious bedrooms, a bathroom with a bathtub, and a separate WC - perfect for family or guests.



The easy-to-maintain garden is private, with natural vegetation and several lovely spots to sit, whether you prefer sun or shade. Here you will find a beautiful mimosa, lush fig trees, olive trees, bay laurel, a lime tree, a Phoenix palm, a rosemary hedge, a small herb garden, and an automatic irrigation system that makes upkeep simple.

In the evening, the facade is illuminated by Philips Hue lighting, creating an atmospheric ambiance. Both the lighting and the camera surveillance can be controlled remotely.

The house includes a garage with space for a car and storage. You can also access the garage directly from the kitchen. Everything has been planned to make everyday life smooth and comfortable! The pool has a custom-made electric cover.

The terrace in front of the house faces east, and the large terrace faces southwest - giving you sunshine from sunrise to sunset.

This is a home for those who want to combine modern comfort with relaxing outdoor living - just move in and start enjoying.

The neighborhood is peaceful yet close to all amenities. You can take walks through the vineyards or into the charming village center, where you'll find restaurants, a bakery, the post office, and a bank.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Allgemein**

Schlafzimmer:	3
Fertige m <sup>2</sup> :	100 m <sup>2</sup>
Grundstücksgröße:	661 m <sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt:	4
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### **Gebäudedetails**

Außen-Ausstattung:	Pool
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### **Mietbedingungen**

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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## Kontaktinformation

IMLIX ID:

IX8.448.762

