



Charming Fully Renovated Village House With 2 Bedrooms And Delightful Private Patio.



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 153,150.92

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Magalas
Postleitzahl:	34480
Veröffentlicht:	31.07.2026

Beschreibung:

Lively village with all amenities (cafes, restaurants, supermarkets, bakeries, butcher's, :), located just 15 minutes from Beziers and 25 minutes from the beaches !

Charming fully renovated village house (over 2 floors) offering 53 m2 of living space, comprising 2 bedrooms, a shower room, a living area with a fully fitted open-plan kitchen, a cellar, as well as a delightful private patio with no overlooking neighbours. Absolutely charming ! Ideal as a holiday home or for seasonal rental. Just a stone's throw from the village centre, with parking facilities nearby.

Basement = 15 m2 cellar (ideal for storing bicycles or creating a beautiful wine cellar)

Ground (just 4 steps) = Living area of 18.75 m2 with balcony and fully fitted open-plan kitchen (wall and base units, dishwasher, sink, electric hob, extractor hood, microwave, fridge) + access to the charming 12 m2 patio, not overlooked.

1st = 4.35 m2 landing + small additional bedroom/office of 5 m2 + 5.50 m2 shower room (walk-in



shower, vanity unit, large cupboard, laundry area) + 1.63 m² WC with hand basin.

2nd = Spacious 18 m² master suite, comprising a bedroom, dressing area and its own WC with hand basin.

Additional features = Fully renovated a few years ago (electrical system, plumbing, interiors, windows and doors, etc.) + possibility of purchasing fully furnished + roof in good condition + connected to mains drainage + double glazing + wooden shutters + water softener + annual property tax of only 254 Euros + estimated amount of annual energy consumption for standard use: between 1247 Euros and 1687 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + fibre-optic internet connexion.

Price = 132.840 Euros (Absolutely charming ! Ideal as a holiday home or rental investment !)

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 : 89727
Property Size: 53 m²
Bedrooms: 2
Bathrooms: 1
Reference: M132840E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Rental Potential

Zustand: Gut

Allgemein

Schlafzimmer: 2
Badezimmer: 1
Fertige m²: 53 m²

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:



IMLIX

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

Kontaktinformation

IMLIX ID:

IX8.770.437

