



## Charming Village House With 45 M2 Living Space, Terrace And Lovely, Unobstructed Views



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 109,362.86

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	26/03/2025

### Περιγραφή:

Nice village with all shops, cafes, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A75 freeways and 25 minutes from the beaches.

In the heart of the medieval part of the village, this adorable 45 m2 stone house with 1 to 2 bedrooms combines charm and authenticity. The warm interior opens onto a superb terrace with uninterrupted views over the countryside. A real cosy nest, ideal as a vacation pied-a-terre or 1st purchase. The house can be sold furnished.

Ground = Entrance into a 16.5 m2 kitchen/dining room with access to an 8 m2 terrace and superb views.

1st = 10.5 m2 en suite bedroom with 3 m2 shower room (shower, washbasin, toilet and independent access to landing).

2nd = 14 m2 bedroom/living room.



Miscellaneous = Property tax of approx. 400 Euros + some electrical updates + electric heating + single glazing + furniture to be negotiated + ideal for airBnB + storage space under the terrace with shower + storage cellar under the house + no car access, parking at about 150 m + small communal garden to the side of the house which can be used by the owners.

Price = 97.200 Euros (Views !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 65891  
Property Size: 45 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: ML97200E

## Other Features

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1

## Utility details

Heating:	Ναί
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## Rental details

Furnished:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.762.131
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# IMLIX

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