



## Old Character House To Renovate With 155 M2 Living Space Plus Separate Flat On 2095 M2 Of Building Land.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (467) 363-428
Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 378,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	05/06/2025

### Περιγραφή:

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Character house (1875) with about 155 m2 of living space and a separate 68 m2 flat. The property is in need of complete renovation and is set in extensive grounds of 2095 m2, just 10 minutes walk from the shops. Part of the plot can be detached and sold as a building plot, offering significant financial potential.

Ground A = Detached 68 m2 flat for renovation : 1.5 m2 hallway + 14 m2 room giving access to a 28 m2 living room + 2 bedrooms of 10.6 m2 and 9.8 m2 + WC + 3.5 m2 bathroom.

Ground B = 12.5 m2 entrance hall + 15 m2 lounge + 16.8 m2 non-equipped kitchen + 11.8 m2 room + WC + 6.5 m2 shower room (shower, washbasin) + 12.3 m2 bedroom + 16.8 m2 bedroom + 15 m2 bedroom with washbasin + 11.6 m2 bedroom with washbasin.

1st = 3.2 m2 hall + 11.8 m2 bedroom en suite with 5.7 m2 shower room (washbasin, bidet, shower, WC)



+ 11.6 m2 bedroom/painting studio with access to a 4.8 m2 bathroom (bath, washbasin, WC) + 14 m2 bedroom with access to the same bathroom.

Exterior = Plot of 2095 m2, including 1210 m2 of building land that can be sold separately with independent access + garden with potential for a swimming pool + old greenhouse.

Miscellaneous = Total renovation required (about 80.000 /100.000 Euros  
woodwork/kitchen/bathroom/electricity/heating) + some parts of the roof to be revised + not subject to energy performance diagnostics + annual property tax of 1431 Euros.

Price = 378.000 Euros (Great potential with charming garden and building plot !)

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 : 70547

Property Size: 223 m2

Property Lot Size: 2,095 m2

Bedrooms: 9

Bathrooms: 4

Reference: M378000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Renovation required

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 9

Μπάνια: 4

## Utility details

Heating: Ναι

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

## Contact information

IMLIX ID:

IX6.987.367

