



## 6 room, 100m2 Villa for sale in Magalas - 285 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 285,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	27/01/2026

### Περιγραφή:

This lovely 3/4 bed house is part of a former mill. The house is located on a quiet road, on the edge of the wine-making village of Magalas. The house comes with secure off-street parking for several cars and a large outdoor space with private pool, garden and outdoor dining areas. Inside the house has a large open plan living room, a lounge, 3 bedrooms and one bathroom. There is also a storage area/workshop and a garage. The house is laid out over 3 floors and comprises 100m2 of living space. The house comes with oil central heating. There is also a separate pool house with bedroom and bathroom, which could be suitable for an extra bedroom or as a home office or den/playroom.

Ground floor - There is a storage area/workshop under the house. The room has a concrete floor and electricity. There is a single garage.

First floor is the entrance hall provides access to the bathroom, kitchen and stairs up to the second floor. The kitchen has access to the terrace and pool, Next to the kitchen there is the dining area. The lounge has a wood burning stove. The bathroom comes equipped with a large shower, wash basin and WC.



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Second floor, there are 3 bedrooms.

Outside - What makes this house so unique is having such a large outdoor space with areas to sunbathe, dine, read in the shade, swim, catch an afternoon nap .The swimming pool is 8m x 4m. Next to the pool there is a converted pool house which comes with a shower room and WC and room for a bed - 12m2. There is a terrace area with BBQ. The garden comes with mature trees and Mediterranean plants. The garage provides parking for a small/medium sized car. There is a storage room/workshop, which has a concrete floor and a power supply. There is parking for several cars on the driveway.

Visit today! Ideal home or holiday home!

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.

### Κοινά

Κρεβατοκάμαρες:	3
Τελειωμένα τετραγωνικά πόδια:	100 τ.μ
Μέγεθος αυλής:	429 τ.μ

### Room details

Total rooms:	6
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### Utility details

Heating:	Ναί
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.094.893
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# IMLIX

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