



## Charming Village House Offering 2 Bedrooms And A Cellar, In A Quiet Location.



### 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:	USD 91,095.59

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	27/02/2026

### Περιγραφή:

Vibrant village with all amenities, located 5 minutes from Corneilhan, 15 minutes from Beziers and 25 minutes from the beaches !

Charming village house offering 50 m2 over 2 levels, comprising a living room with open-plan kitchen, 2 bedrooms and a bathroom ! In addition, there is a cellar, situated in a quiet impasse, with the possibility of placing a small table in front of the house !

Basement = Cellar of approximately 20 m2.

Ground = Attractive living room with open-plan kitchen (to be fitted) of 18.58 m2.

1st = Hall of 1 m2 + bedroom of 10.44 m2 + WC of 0.97 m2 + bathroom of 3.37 m2 (bathtub, vanity unit, heated towel rail).

2nd = Bedroom of 15 m2.



Additional features = Double-glazed PVC windows + electric roller shutters + exposed stone walls + reversible air conditioning + electric heating + connected to mains drainage + parquet flooring + roof in good condition + annual property tax of 246 Euros.

Price = 78.840 Euros (Ideal for a first-time purchase or for 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 80610  
Property Size: 50 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: M78840E

### Other Features

Immediately Habitable  
Latest properties  
Rental Potential

Κατάσταση: Good

### Κοινά

Κρεβατοκάμαρες: 2  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 50 τ.μ

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.229.798



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