



## 6 room, 193m2 Villa for sale in Magalas - 582 000 € \*



### 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:	USD 675,364.02

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	13/05/2026

### Περιγραφή:

Exceptional Villa in Magalas - Panoramic Views, Pool & Mediterranean Lifestyle

Nestled in one of the most peaceful and sought-after neighborhoods of Magalas, this stunning contemporary villa, bathed in natural sunlight, offers a rare lifestyle combining luxury, tranquility, and breathtaking open views over the surrounding countryside.

From the moment you arrive, the charm is undeniable: a beautifully landscaped Mediterranean garden requiring minimal maintenance, expansive south-facing terraces, an elegant swimming pool, and outdoor living spaces designed to fully embrace the exceptional climate of the South of France. A true private sanctuary where every sunset feels unforgettable.

Built in 2011 and offering approximately 193.5 m2 of living space, this remarkable property impresses with its generous volumes, refined finishes, and exceptional brightness throughout.

Key Features That Make the Difference:



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- \* Spectacular cathedral-style living area of over 60 m<sup>2</sup>, flooded with natural light through large openings to the outdoors, creating a warm and elegant atmosphere
  - \* Fully equipped modern kitchen seamlessly open to the living and entertaining space for a sophisticated contemporary lifestyle
  - \* 5 comfortable bedrooms
  - \* Spacious 25 m<sup>2</sup> mezzanine with balcony access and stunning panoramic views
  - \* 2 bathrooms
  - \* Over 60 m<sup>2</sup> of terraces
  - \* Beautiful 8 x 3.5 m swimming pool perfectly integrated into the relaxation area
  - \* Hydraulic underfloor heating
  - \* Ducted air conditioning + split system
  - \* Basement and wine cellar
  - \* Double garage of 44.40 m<sup>2</sup>
  - \* Up to 6 private parking spaces

The property also benefits from two independent entrances, allowing the easy creation of a self-contained studio or private guest suite with lounge area, bedroom, bathroom, and terrace. An ideal opportunity for hosting family and friends or developing a premium rental project.

Every detail has been carefully designed to offer comfort, privacy, and effortless indoor-outdoor living. The harmonious layout between relaxation areas, private spaces, and vehicle access enhances the exclusive character of this exceptional villa.

### Prime Location

Only 20 minutes from Beziers, its SNCF train station, the A9 and A75 motorways, and Aeroport Beziers Cap d'Agde airport, the property offers perfect accessibility while enjoying a peaceful and privileged setting.

The Mediterranean beaches, marina, and the beautiful Herault countryside can all be reached in less than 35 minutes.

Magalas is highly sought after for its exceptional quality of life and complete range of amenities, including shopping areas, healthcare services, veterinary clinic, train station, bus lines, schools, and



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middle school. A vibrant and charming village where life is enjoyable all year round.

## Energy Performance

\* Energy Rating: B

\* Climate Rating: A

A rare property on the market, ideal for a large family, a prestigious second home, or a dream lifestyle under the South of France sun.

One visit is all it takes to fall in love. Contact me today to discover this unique villa.

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:	5
Τελειωμένα τετραγωνικά πόδια:	193 τ.μ
Μέγεθος αυλής:	784 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:	IX8.448.752
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