



## 5 room, 118m2 Villa for sale in Magalas - 325 000 € \*



### 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 374,976.57 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Magalas    |
| Ταχυδρομικός κωδικός:  | 34480      |
| Δημοσιεύθηκε:          | 10/06/2026 |

### Περιγραφή:

Fall in love with this beautiful 118 m2 single-storey villa located in Magalas, tucked away in a quiet cul-de-sac, offering complete privacy with no overlooking neighbours and no adjoining properties.

Bathed in natural light, the villa features a spacious open-plan living area with a modern kitchen, lounge, and dining room, seamlessly extending onto a lovely covered terrace overlooking the landscaped garden. A stylish glass-partitioned office adds a contemporary and elegant touch while remaining connected to the heart of the home.

The sleeping area comprises three bedrooms, including a comfortable master suite with its own private shower room, as well as a second independent shower room and a separate WC.

Outside, everything is designed for relaxation and entertaining: a beautiful swimming pool, a barbecue area, and a carefully landscaped garden where you can enjoy sunny days in complete tranquillity.

A true haven of peace where comfort, modern design, and the Mediterranean lifestyle come together.



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An exceptional property not to be missed!

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: | 118 τ.μ |
| Μέγεθος αυλής:                | 547 τ.μ |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.582.852 |
|-----------|-------------|

