



## Charming Village House With 45 M2 Living Space, Terrace And Lovely, Unobstructed Views



### Info Agente

|                   |   |
|-------------------|---|
| Nombre:           | Freddy Rueda  |
| Nombre empresa:   | Freddy Rueda Sarl   |
| País:             | Francia   |
| Experience since: |   |
| Tipo de servicio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Teléfono:         | +33 (467) 363-428   |
| Languages:        | English, French   |
| Sitio web:        | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 109,362.86 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Magalas    |
| Código postal:           | 34480      |
| Publicado:               | 26/03/2025 |

### Descripción:

Nice village with all shops, cafes, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A75 freeways and 25 minutes from the beaches.

In the heart of the medieval part of the village, this adorable 45 m2 stone house with 1 to 2 bedrooms combines charm and authenticity. The warm interior opens onto a superb terrace with uninterrupted views over the countryside. A real cosy nest, ideal as a vacation pied-a-terre or 1st purchase. The house can be sold furnished.

Ground = Entrance into a 16.5 m2 kitchen/dining room with access to an 8 m2 terrace and superb views.

1st = 10.5 m2 en suite bedroom with 3 m2 shower room (shower, washbasin, toilet and independent access to landing).

2nd = 14 m2 bedroom/living room.



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Miscellaneous = Property tax of approx. 400 Euros + some electrical updates + electric heating + single glazing + furniture to be negotiated + ideal for airBnB + storage space under the terrace with shower + storage cellar under the house + no car access, parking at about 150 m + small communal garden to the side of the house which can be used by the owners.

Price = 97.200 Euros (Views !)

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 : 65891

Property Size: 45 m2

Bedrooms: 2

Bathrooms: 1

Reference: ML97200E

## Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

## Común

Dormitorios: 2

Baños: 1

## Utility details

Heating: Sí

## Rental details

Furnished: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.131



# IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

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