



## Superb Villa With 195 M2 Of Living Space On 5865m2 Of Land With Pool And Stunning Views Of The Village And The Countryside.



### 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 700,096.41 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Magalas    |
| Código postal:           | 34480      |
| Publicado:               | 09/02/2026 |

### Descripción:

Village circulate and very lively, with all shops, cafes, restaurant, secondary and primary schools, 15 minutes from Beziers and 30 minutes from the beach.

Superb traditional villa (2002), fully renovated in 2013, offering 195 m2 of living space on 5865 m2 of land with panoramic views of the surrounding village and peaceful countryside. Completely renovated with a sense of style and refinement, this property offers a perfect blend of traditional charm and modern comfort. Featuring a private pool, in an oasis of tranquility (5865 m2 of land with garrigues), this home would also be ideal for summer rentals, bringing a very comfortable income.

Ground = Lounge/living room of 64 m2 + equipped kitchen of 21 m2 ( lower units, gas hob, extractor fan, sink, electrical oven) + utility room of 10.7m2 + corridor of 6 m2 + 2 bedrooms of 18 m2 and 24 m2 + bedroom of 21 m2 with dressing room and shower room (shower, washbasin, WC) + bathroom of 13.5 m2 (free standing bath, walk-in shower, bidet, washbasin) + hall of 3.2 m2 + WC with hand basin +



garage of 50 m2.

1st = Attic bedroom of 25 m2 with large built in cupboards.

Leisure lounge = Leisure winter lounge of 55 m2 with jacuzzi, WC, pool system and shower room.

Exterior = Nicely landscaped garden with terrace of 81 m2 with roman style pool (8x4.5m, chlorine filtration) + lovely views + barbecue + garden sheds.

Sundry = Reversible air conditioning and wood burner + estimated amount of annual energy consumption for standard use: between 1031 Euros and 1395 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2105 Euros.

Price = 595.000 Euros (Excellent location, comfortable, a must see !)

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 : 79871

Property Size: 195 m2

Property Lot Size: 5,865 m2

Bedrooms: 4

Bathrooms: 2

Reference: MAM670000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Común**

Dormitorios: 4

Baños: 2

Pies cuadrados terminados: 195 m2

Tamaño del lote: 5865 m2



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.166.984

