



## 8 room, 293m2 House for sale in Magalas - 895 000 € \*



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experience since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,050,271.84

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Magalas
Código postal:	34480
Publicado:	30/03/2026

#### Descripción:

Located in the charming village of Magalas, offering all amenities (shops, medical centre, pharmacy, bakery), just 15 minutes from the motorway, 25 minutes from Mediterranean beaches, and within easy reach of Beziers and Pezenas, this stunning brand-new single-storey contemporary villa offers approximately 300 sqm of living space.

Set on a beautifully landscaped and fully enclosed plot of 1,780 sqm, with no overlooking neighbours and no adjoining properties, the villa enjoys a ????? and privileged position on a south-west facing hillside, boasting breathtaking panoramic views over vineyards and rolling countryside, as well as spectacular sunsets.

Designed with a strong emphasis on light, comfort and high-end finishes, the property features a superb 73 sqm open-plan living space with a fully equipped kitchen (oven, microwave, American fridge, induction hob, dishwasher), perfect for entertaining in style.

The sleeping area comprises four spacious en-suite bedrooms, each with its own shower room or bathroom, WC and dressing area, ensuring privacy and comfort for both family and guests. One of the



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suites benefits from a bathroom with both a walk-in shower and a spa bath.

Additional features include a billiard room, a home cinema room, a study, a laundry room, and a 31 sqm tiled garage.

Outside, a remarkable 226 sqm terrace extends the living areas and fully embraces the Mediterranean lifestyle. The heated 10x4 swimming pool with salt treatment blends seamlessly into the surroundings. A petanque court and a vegetable garden further enhance the outdoor experience.

The villa is equipped with modern features including ducted air conditioning, fibre internet, water softener, automatic irrigation system, and an electric gate. Two rainwater harvesting tanks (total capacity of 80 m<sup>3</sup>) supply exterior water needs and the pool.

The exterior landscaping is currently being finalised, ensuring a turnkey property upon completion.

A rare opportunity on the market, ideal as a primary residence or a prestigious holiday home, combining location, generous volumes, modern comfort and exceptional views.

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.

## Común

Dormitorios:	4
Pies cuadrados terminados:	293 m <sup>2</sup>
Tamaño del lote:	1780 m <sup>2</sup>

## Room details

Total rooms:	8
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.295.043



IMLIX

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