



Charming Village House Offering 2 Bedrooms And A Cellar, In A Quiet Location.



Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 91,095.59

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Magalas
Indicatif régional:	34480
Soumis:	27/02/2026

Description:

Vibrant village with all amenities, located 5 minutes from Corneilhan, 15 minutes from Beziers and 25 minutes from the beaches !

Charming village house offering 50 m2 over 2 levels, comprising a living room with open-plan kitchen, 2 bedrooms and a bathroom ! In addition, there is a cellar, situated in a quiet impasse, with the possibility of placing a small table in front of the house !

Basement = Cellar of approximately 20 m2.

Ground = Attractive living room with open-plan kitchen (to be fitted) of 18.58 m2.

1st = Hall of 1 m2 + bedroom of 10.44 m2 + WC of 0.97 m2 + bathroom of 3.37 m2 (bathtub, vanity unit, heated towel rail).

2nd = Bedroom of 15 m2.



Additional features = Double-glazed PVC windows + electric roller shutters + exposed stone walls + reversible air conditioning + electric heating + connected to mains drainage + parquet flooring + roof in good condition + annual property tax of 246 Euros.

Price = 78.840 Euros (Ideal for a first-time purchase or for rental investment !)

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

Property Id : 80610
Property Size: 50 m²
Bedrooms: 2
Bathrooms: 1
Reference: M78840E

Other Features

Immediately Habitable
Latest properties
Rental Potential

Condition: Good

Commun

Chambres: 2
Salle de bains: 1
Pied carré fini: 50 m²

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.229.798



IMLIX

Marché immobilier IMLIX
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