



## Superb Villa With Pool And Stunning Views



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Téléphone:        | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 595,000 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Magalas    |
| Indicatif régional:   | 34480      |
| Soumis:               | 11/03/2026 |

### Description:

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.

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

- Ground floor: 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 floor: 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.

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.

#### Other Features

Property Size: 195 m2

Property Lot Size: 5,865 m2

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.



---

Herauld is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 4                   |
| Salle de bains:   | 2                   |
| Dimesions du lot: | 5865 m <sup>2</sup> |

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Building details

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

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.259.061 |
|-----------|-------------|



# IMLIX

**Marché immobilier IMLIX**

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

---

