



## 7 room, 241m2 House for sale in Magalas - 990 000 € \*



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,161,753.21

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Magalas
Indicatif régional:	34480
Soumis:	20/04/2026

### Description:

Located in a peaceful and sought-after area of Magalas, just 15 minutes from Beziers and 25 minutes from the Mediterranean beaches, this contemporary architect-designed villa, built in 2020, offers high-end features on a beautifully landscaped 1,570 m2 plot. This single-storey property provides 241 m2 of living space and stands out for its generous volumes and exceptional natural light.

From the moment you enter, you are welcomed into a spacious living area of over 75 m2, flooded with light thanks to large sliding glass doors opening onto the outdoor spaces. The fully equipped modern kitchen, complete with a central island and ample storage, blends seamlessly into this elegant and functional living area. The night area includes four bedrooms, including a superb master suite with dressing room and private bathroom, as well as a second bathroom. A utility/laundry room with additional storage and a dedicated wellness area with a swim spa complete the interior.

Outside, the property offers a truly privileged lifestyle setting, featuring a south-facing 8x4 Bali stone swimming pool, a spacious fully equipped summer kitchen of approximately 60 m2, and a bioclimatic pergola. The landscaped garden, enhanced by a koi carp pond and cascading waterfalls, creates a unique and relaxing atmosphere, ideal for entertaining.



The technical features are of a high standard, including ducted reversible air conditioning, double glazing, 16 solar panels providing near energy self-sufficiency, and a thermodynamic water heater. Sold fully furnished with high-end furniture, this luxury villa in Magalas represents a rare opportunity, ideal as a primary residence, holiday home, or premium investment in the South of France.

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.

### Commun

Chambres:	3
Pied carré fini:	241 m <sup>2</sup>
Dimesions du lot:	1570 m <sup>2</sup>

### Room details

Total rooms:	7
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### Building details

Outdoor Amenities:	Pool
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### Rental details

Furnished:	Oui
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### Lease terms

Date Available:	
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### Contact information

IMLIX ID:	IX8.389.189
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