



5 room, 156m² House for sale in Magalas - 389 000 € *



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:	EUR 389,000

Location

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

Description:

Contemporary 156 sqm villa located in Magalas, just 15-20 minutes from Beziers, set on a 760 sqm private plot with no overlooking neighbors.

The property features a bright 65 sqm open-plan living area with fully equipped kitchen and central island, three bedrooms each with private shower room, a home office, and ample storage.

Additional features include a large 64 sqm garage, a 19 sqm utility room, and an 87 sqm convertible basement offering excellent potential for an independent apartment, gym, or workshop.

Outside, enjoy a covered 35 sqm terrace, a 10 x 3 m swimming pool, landscaped garden, barbecue area, and pizza oven.

Built in 2010, the house is in excellent condition with no work required, located in a quiet area close to amenities.

Energy rating: B / Emissions: A.



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.

Condition: Excellent

Commun

Chambres: 3
Pied carré fini: 156 m²
Dimensions du lot: 760 m²

Room details

Total rooms: 5

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.389.193

