



5 room, 105m2 House for sale in Magalas - 149 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience 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 171,963.39

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Magalas
Indicatif régional:	34480
Soumis:	27/07/2026

Description:

105 m2 of living space | 19 m2 covered terrace | 5 rooms | 4 bedrooms | 2 bathrooms

Located in the heart of the highly sought-after village of Magalas, this elegant character village house has been beautifully maintained and is full of authentic charm. Arranged over four levels, it perfectly combines original features with modern comfort, making it an ideal permanent home, holiday retreat or rental investment.

The property has retained many of its original period features, including exposed wooden beams, marble fireplaces, traditional floor tiles and original windows, creating a warm and welcoming atmosphere throughout.

Accommodation

Ground Floor

* Welcoming entrance hall



- * Bright living room with built-in storage
- * Fully fitted kitchen
- * Access to a cellar of approximately 17 m2, ideal for storage

A central staircase provides access to all floors.

First Floor

- * Two bright bedrooms with full-height windows and built-in wardrobes
- * Shower room with WC and washbasin

Second Floor

- * Two further bedrooms with built-in storage
- * Separate WC with washbasin

Third Floor

- * Spacious family bathroom featuring a walk-in shower, vanity unit and WC
- * Utility area with sink and ample storage
- * Additional storage space
- * Access to a superb 19 m2 covered roof terrace, complete with water and electricity, offering lovely open views over the village rooftops and surrounding countryside. A wonderful outdoor living space, perfect for dining, relaxing or entertaining family and friends.

Features

- * Roof completely renovated in March 2025
- * Electric heating
- * Partial double glazing
- * Excellent storage throughout
- * Beautifully maintained property



* Original character features carefully preserved

Location

Ideally situated in the heart of Magalas, a charming and highly desirable wine-producing village in the Herault region, the property enjoys a fantastic location with everyday amenities all within walking distance, including bakeries, local shops, cafes, restaurants, pharmacy, medical centre, nursery and primary schools, secondary school, post office and the weekly market.

Just a few minutes away, the ZAC de l'Audacieuse commercial area further enhances everyday convenience with Intermarche, Aldi, pharmacy, optician, fitness centre, as well as an aquatic centre with an indoor swimming pool and wellness facilities.

Nature lovers will appreciate the surrounding vineyards and numerous walking trails, while still benefiting from quick access to the region's main attractions.

* ZAC de l'Audacieuse commercial area - 3 minutes

* Supermarket - 5 minutes

* Magalas railway station - 5 minutes

* Beziers - 20 minutes

* A75 & A9 motorways - 20 minutes

* Beziers Cap d'Agde Airport - 25 minutes

* Mediterranean beaches - 30 minutes

* Haut-Languedoc Regional Natural Park - 30 minutes

An ideal location to enjoy the relaxed lifestyle of the South of France, surrounded by vineyards and countryside while remaining close to all essential amenities.

This charming character home offers an excellent opportunity as a permanent residence, holiday home or rental investment.

A delightful home full of character, ready to be discovered. Contact us today to arrange your viewing!

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: 4
Pied carré fini: 105 m²

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.744.480

