



## Charming Fully Renovated Village House With 2 Bedrooms And Delightful Private Patio.



### Information de l'agent

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nom:              | Freddy Rueda                                                                |
| Nom de compagnie: | Freddy Rueda Sarl                                                           |
| Pays:             | France                                                                      |
| Experience since: |                                                                             |
| Type de service:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Téléphone:        | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 153,150.92 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Magalas    |
| Indicatif régional:   | 34480      |
| Soumis:               | 31/07/2026 |

### Description:

Lively village with all amenities (cafes, restaurants, supermarkets, bakeries, butcher's, :), located just 15 minutes from Beziers and 25 minutes from the beaches !

Charming fully renovated village house (over 2 floors) offering 53 m2 of living space, comprising 2 bedrooms, a shower room, a living area with a fully fitted open-plan kitchen, a cellar, as well as a delightful private patio with no overlooking neighbours. Absolutely charming ! Ideal as a holiday home or for seasonal rental. Just a stone's throw from the village centre, with parking facilities nearby.

Basement = 15 m2 cellar (ideal for storing bicycles or creating a beautiful wine cellar)

Ground (just 4 steps) = Living area of 18.75 m2 with balcony and fully fitted open-plan kitchen (wall and base units, dishwasher, sink, electric hob, extractor hood, microwave, fridge) + access to the charming 12 m2 patio, not overlooked.

1st = 4.35 m2 landing + small additional bedroom/office of 5 m2 + 5.50 m2 shower room (walk-in



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shower, vanity unit, large cupboard, laundry area) + 1.63 m2 WC with hand basin.

2nd = Spacious 18 m2 master suite, comprising a bedroom, dressing area and its own WC with hand basin.

Additional features = Fully renovated a few years ago (electrical system, plumbing, interiors, windows and doors, etc.) + possibility of purchasing fully furnished + roof in good condition + connected to mains drainage + double glazing + wooden shutters + water softener + annual property tax of only 254 Euros + estimated amount of annual energy consumption for standard use: between 1247 Euros and 1687 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + fibre-optic internet connexion.

Price = 132.840 Euros (Absolutely charming ! Ideal as a holiday home or 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 Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 89727

Property Size: 53 m2

Bedrooms: 2

Bathrooms: 1

Reference: M132840E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Condition: Good

## Commun

Chambres: 2

Salle de bains: 1

Pied carré fini: 53 m<sup>2</sup>

## Rental details

Furnished: Oui

## Lease terms

Date Available:



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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## Contact information

IMLIX ID:

IX8.770.437

