



## 6 room, 205m2 House for sale in Magalas - 349 000 € \*



### Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 409,547.34

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Magalas
Irányítószám:	34480
Feladta:	2025. 03. 06.

### Leírás:

Rare, well-preserved, beautiful and welcoming winegrower's house with 205 m2 on two levels and 150 m2 garage with professional car lift. A dream for those who like to tinker with cars and are looking for a traditional-style house.

The house has high ceilings, beautiful original tiled floors, original windows and terraces to the east and west on the same floor as the main kitchen.

The house is entered on the first floor via the west terrace (50 m<sup>2</sup>), where there is a cloakroom, a furnished hallway, a fully equipped kitchen, a dining room, a guest toilet with washbasin and a private shower room with toilet and washbasin, a bedroom, a lounge, a linen room, a utility room, a storeroom and a glazed veranda with access to the east terrace (22 m<sup>2</sup>) overlooking a cul-de-sac. From here, a staircase leads to the courtyard and to the single-car parking area with access from the cul-de-sac. On this level there are also a number of storage rooms and the large 150 m<sup>2</sup> garage equipped with a professional lift.

On the second floor, there are 3 bedrooms, one with ensuite shower/wc, a separate shower room/wc, a linen room, a furnished hallway and a fully-equipped kitchen.



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At the very top, there is an attic for storage, partly full standing height..

The heat source is a pellet stove in the corridor on the first floor. The house has been lovingly renovated and the electrics and plumbing have been modernised.

The house can be sold partially furnished. Fees including VAT payable by the seller

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.

## Gyakori

Hálósobák: 4  
Kész négyzetméter: 205 nm

## Room details

Total rooms: 6

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.698.145

