



## 8 room, 293m2 House for sale in Magalas - 895 000 € \*



### 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 1,032,625.1 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Város:                 | Magalas       |
| Irányítószám:          | 34480         |
| Feladta:               | 2026. 09. 14. |
| Leírás:                |               |

Exceptional Contemporary Villa \* 300 m2 Living Space \* 4 Luxury Suites \* Panoramic Views \* High-End Finishes

Properties of this calibre rarely come onto the market. Combining almost 300 m2 of single-storey living space, exceptional volumes, outstanding finishes and breathtaking countryside views, this newly built contemporary villa offers a level of comfort and luxury that is becoming increasingly difficult to find.

Designed for modern living and effortless entertaining, the property immediately impresses with its sense of space and light. The spectacular open-plan living area of over 73 m2 forms the heart of the home, where floor-to-ceiling sliding doors seamlessly connect the interior with the magnificent outdoor terraces and pool area. The fully fitted designer kitchen, complete with premium integrated appliances, creates an elegant and highly functional space perfect for both everyday family life and entertaining on a grand scale.

The villa offers four generous master suites, each with its own private bathroom or shower room, dressing area and WC, ensuring complete privacy and comfort for family members and guests alike. The principal suite enjoys a luxurious spa-style bathroom featuring both a whirlpool bath and a walk-in shower.



Additional living spaces further distinguish this exceptional property, including a dedicated cinema room, billiard room, home office, utility room and a fully tiled 31 m<sup>2</sup> garage.

Outside, the beautifully landscaped 1,780 m<sup>2</sup> grounds are fully enclosed and completely private, with no overlooking neighbours. Set in an elevated south-west-facing position, the property enjoys breathtaking views over the vineyards and surrounding countryside.

The spectacular 226 m<sup>2</sup> terrace becomes a true extension of the living spaces and surrounds a magnificent heated 10 x 4 metre swimming pool, finished with turquoise-coloured reinforced PVC and reaching a depth of up to 3 metres — a feature that has become particularly rare today. A petanque court, vegetable garden and numerous areas for relaxation complete this exceptional outdoor setting.

The technical specification meets the highest standards, including ducted air conditioning, fibre-optic internet, video intercom, electric gates, water softener, automatic irrigation and rainwater harvesting via two tanks with a combined capacity of 80 m<sup>3</sup>, providing water for the gardens and swimming pool.

A brand-new, turnkey property requiring no further investment.

Located in the sought-after village of Magalas, with its full range of shops, restaurants, cafes, medical centre, schools and everyday amenities, the property enjoys an ideal location just 15 minutes from the A75 motorway, around 25 minutes from the Mediterranean beaches, and within easy reach of both Beziers and Pezenas. The area also offers convenient access to airports, high-speed rail connections and some of southern France's finest vineyards.

Whether as an exceptional primary residence, an elegant holiday home or a prestigious investment in the South of France, this is a property that stands apart through its remarkable proportions, luxurious specification and outstanding setting.

Opportunities to acquire a contemporary villa of this size and quality are exceptionally rare.

Viewings are strictly by appointment. Full brochure, floor plans and additional photographs are available on request.

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.



# IMLIX

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<https://www.imlix.com/hu/>

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Kész négyzetméter: 293 nm  
Telekméret: 1780 nm

## Room details

Total rooms: 8

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.973.199

