



## Superb Character Property With Annexe And Parkland Garden



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 968,750.69

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Magalas
Cap:	34480
Pubblicato:	28/07/2023

#### Descrizione:

**REDUCED in price** - Superb characterful house from the 18th century that has preciously kept his original charm, with a living space of 311 m2 offering 5 to 6 bedrooms, 2 bath/shower rooms, a lounge, a large open kitchen with dining room, large hallways, a cellar, a laundry room, a workshop, the all on a beautiful park of 1660 m2 with pool and basin. Annexe of 58 m2 on the ground floor with independent access, very easily convertible into a gite and with an outside space of 10 m2. Unique and lots of charm.

- Location: Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach.

#### MAIN HOUSE of 311 m2

- Basement floor: Cellar of 25 m2.

- Ground floor: Large hallway of 41 m2 (possibility access gite), lounge of 33 m2 (original marble fireplace), beautiful dining room/open kitchen of 65 m2 (superb original wooden fireplace, large central island, double sink, cupboards, 2 french windows leading on terrace and access to the laundry room and



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workshop), laundry room of about 20 m2 with washroom (shower, WC and sink) and boiler room, workshop of about 20 m2 with access to the terrace.

- 1st floor: Large hallway of 24 m2, bedroom of 15 m2 (balcony and access other bedroom), bedroom of 18 m2 (balcony and fireplace), bedroom of 20 m2 (balcony and fireplace), bedroom of 21 m2 (balcony), dressing room of 12 m2, office/bedroom) of 12 m2, 4 steps going down to a hall of 5 m2, WC and sink of 6 m2, bathroom of 18 m2 (double basin unit, corner jacuzzi bath, sauna, shower and 2 towel dryers), bedroom of 18 m2, cupboard of 7 m2.

ANNEXE of 58 m2 (with independent access):

Ground: Room of 28 m2, room of 15 m2, room of 15 m2 (WC and sink), outside space of 10 m2 (possibility to enclose). Very easy to convert into a gite adding a small kitchen and a washroom (all the arrivals are in place).

- Exterior: Pleasant park of 1660 m2 with lots of trees (olive trees, linden tree, magnolia tree, cedar tree), large terrace of 55 m2, pool (shell, bean form), basin with pump system, 2 wells with pump system, second gate with access on an other street.

- Extras: Superb original features (tiles, beautiful ceilings, original marble fireplace, original stone staircase), electricity and plumbing have been redone, roof has been entirely redone in 2000, heat pump, reversible air conditioning in bedrooms, double PVC glazing, thermodynamic boiler, estimated amount of annual energy consumption for standard use: between 1660 Euro and 2300 Euro per year.

Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax is 2818 Euro, 2 private parking spaces.

Unique & Full of charm.

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.

Other Features

Bedrooms: 6

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is



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surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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## Comune

Camere da letto:	6
Bagni:	2



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Dimensione del lotto: 1660 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX4.697.596

