



## Splendid 18th Century Maison De Maitre With 4 Bedrooms, Vast Garage, Courtyard And Terrace. A Refined Blend Of Modern Comfort And Period Features In The Heart Of A Village



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 410,400

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Magalas
Cap:	34480
Pubblicato:	30/09/2025

### Descrizione:

A lively village with all amenities (bakery, butcher, tabac, supermarkets, schools:), located at 15 minutes from Beziers and 25 minutes from the beaches !

UNIQUE ! Splendid 18th-century Maison de Maitre, with dual exposure, entirely renovated throughout while preserving its authentic charm ! It offers a superb living space of 298 m2, with a spacious and luminous living room with a fully fitted open-plan kitchen, a utility room/pantry, a lounge, 3 bathrooms, 4 bedrooms (including a master suite), as well as a magnificent 100 m2 room with exposed beams that may be adapted to your needs and desires (gym, yoga studio, cinema room, games room: a wide range of possibilities !). In addition, the property benefits from a courtyard and a terrace on either side of the house, as well as a vast 100 m2 garage !

A refined blend of modern comfort and period features - right in the heart of the village !



**Basement** = Very spacious garage of 100 m<sup>2</sup> with several adjoining rooms and a well (not suitable for large vehicles, only for standard-sized cars).

**Ground** = Entrance hall of 22.83 m<sup>2</sup> with its beautiful original stone staircase + lounge (which may also serve as an additional bedroom or office) of 15.58 m<sup>2</sup> with decorative marble fireplace + shower room of 3.62 m<sup>2</sup> (shower, washbasin unit, WC) + superb luminous through-living room of almost 50 m<sup>2</sup> open onto a fully equipped kitchen (central island and ample storage, electric hob, sink, electric oven, microwave, built-in refrigerator, cupboards) with an elegant period granite marble fireplace and French doors leading to the terrace + utility room/pantry of 10.50 m<sup>2</sup>.

**1st** = Spacious landing of 12.58 m<sup>2</sup> with a large cupboard of 4 m<sup>2</sup> + bedroom of 16.46 m<sup>2</sup> with decorative wooden fireplace + bathroom of 7.43 m<sup>2</sup> (bathtub, double washbasin unit, heated towel rail, WC, storage unit) + bedroom of 16.55 m<sup>2</sup> + bedroom of 13.83 m<sup>2</sup> with built-in wardrobe + master suite of 27 m<sup>2</sup> with bedroom, dressing area and en-suite shower room (walk-in shower, washbasin unit, heated towel rail).

**2nd** = A stunning room bathed in natural light, featuring a magnificent exposed beam structure, offering 100 m<sup>2</sup> to be tailored to your requirements - perfect as gym, yoga studio, cinema room, games room, leisure space, offices: the possibilities are endless !

**Exteriors** = Courtyard at the front of the house of 34 m<sup>2</sup> (east-facing facade) + a 20 m<sup>2</sup> rear terrace with barbecue.

**Additional features** = Entirely renovated (electrics, plumbing, roof, insulation:) + PVC double glazing + estimated amount of annual energy consumption for standard use: between 1261 Euros and 1707 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1658 Euros + electric roller shutters with centralized control + reversible ducted air conditioning on the ground floor + functioning period fireplace in the kitchen + electric heating + beautiful period features such as marble fireplaces, cement tiles, stone staircase:

**Price** = 410.400 Euros (An exceptional property in the heart of the village !)

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 : 75301

Property Size: 298 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: MM410400E



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## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Terrace

## Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	298 mq

## Utility details

Heating:	Sì
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.593.591
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