Charming Village House Offering 2 Bedrooms And A Cellar, In A Quiet Location.

Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	https://realestateoccitanie.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 90,442.89

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Magalas
Cap:	34480
Pubblicato:	27/02/2026

Descrizione:

Vibrant village with all amenities, located 5 minutes from Corneilhan, 15 minutes from Beziers and 25 minutes from the beaches !

Charming village house offering 50 m2 over 2 levels, comprising a living room with open-plan kitchen, 2 bedrooms and a bathroom ! In addition, there is a cellar, situated in a quiet impasse, with the possibility of placing a small table in front of the house !

Basement = Cellar of approximately 20 m2.

Ground = Attractive living room with open-plan kitchen (to be fitted) of 18.58 m2.

1st = Hall of 1 m2 + bedroom of 10.44 m2 + WC of 0.97 m2 + bathroom of 3.37 m2 (bathtub, vanity unit, heated towel rail).

2nd = Bedroom of 15 m2.

Additional features = Double-glazed PVC windows + electric roller shutters + exposed stone walls + reversible air conditioning + electric heating + connected to mains drainage + parquet flooring + roof in good condition + annual property tax of 246 Euros.

Price = 78.840 Euros (Ideal for a first-time purchase or for 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

Property Id : 80610
Property Size: 50 m2
Bedrooms: 2
Bathrooms: 1
Reference: M78840E

Other Features
Immediately Habitable
Latest properties
Rental Potential

Condizione:	Good

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	50 mq

Utility details

Heating:	Sì

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.229.798