



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



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 90,442.89

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Magalas
Postcode:	34480
Geplaatst:	27-02-2026

Omschrijving:

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 Georisks 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

Conditie: Good

Algemeen

Slaapkamers: 2
Badkamers: 1
Afgewerkte vierkante meter: 50 m²

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.229.798



IMLIX

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