



## 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
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Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 74,520

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Magalas
Postcode:	34480
Geplaatst:	30-06-2026

### 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 m<sup>2</sup> 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 m<sup>2</sup>.

Ground = Attractive living room with open-plan kitchen (to be fitted) of 18.58 m<sup>2</sup>.

1st = Hall of 1 m<sup>2</sup> + bedroom of 10.44 m<sup>2</sup> + WC of 0.97 m<sup>2</sup> + bathroom of 3.37 m<sup>2</sup> (bathtub, vanity unit, heated towel rail).

2nd = Bedroom of 15 m<sup>2</sup>.

Additional features = Double-glazed PVC windows + electric roller shutters + exposed stone walls +



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reversible air conditioning + electric heating + connected to mains drainage + parquet flooring + roof in good condition + estimated amount of annual energy consumption for standard use: between 701 Euros and 949 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 246 Euros.

Price = 74.520 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](https://georisques.gouv.fr)

Property Id : 87387  
Property Size: 50 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: M78840EE

### **Other Features**

Immediately Habitable  
Latest properties  
Rental Potential

Conditie: Good

### **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 50 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.655.297



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