



## 4 room, 63m2 House for sale in Magalas - 97 000 € \*



### Agent Info

|                   |                    |
|-------------------|--------------------|
| Naam:             | Patrick Gibbins    |
| Bedrijfsnaam:     | Artaxa Immo Sarl   |
| Mistlampen:       | France             |
| Experience since: | 2008               |
| Service Type:     | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Telefoon:         |                    |
| Languages:        | French             |
| Website:          |                    |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 108,698.59 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Magalas    |
| Postcode:                   | 34480      |
| Geplaatst:                  | 05-10-2026 |
| Omschrijving:               |            |

4-ROOM VILLAGE HOUSE - 63 m2 - LARGE CELLAR - MAGALAS

Discover this charming 63 m2 village house in Magalas, situated in a quiet street reserved for local residents. The property offers a practical layout and pleasant living spaces.

Ground floor:

A bright 34 m2 living area comprising a lounge and an open-plan fitted kitchen equipped with an oven, hob and extractor hood.

First floor:

\* 2 bedrooms of 9 m2 and 9.50 m2

\* A 5.30 m2 room, ideal as an office, dressing room or occasional bedroom

\* A shower room with shower and WC



Additional space:

A large 20 m2 vaulted cellar located beneath the house, ideal for storage.

Features:

- \* Double glazing
- \* Fitted kitchen
- \* Parking available nearby

Investment opportunity:

The property was previously rented for €600 per month, making it an interesting option for a rental investment.

## MAGALAS - AN IDEAL LOCATION

Magalas is a lively and pleasant village, offering a wide range of local shops and services, including bakeries, food shops, restaurants, a pharmacy, healthcare professionals, a post office and a media library.

For sports and leisure, the village offers a gym, sports hall, tennis courts, football stadium, petanque courts, skate park, as well as swimming and wellness activities.

The village also has nursery and primary schools, as well as College Les Arbourys, and benefits from its own SNCF/TER railway station. Its location provides easy access to Beziers, Pezenas and the Mediterranean coast, while allowing you to enjoy the pleasant lifestyle of a village in the Hérault.

An excellent opportunity for a first-time purchase, holiday home or rental investment.

Interested in this property? Contact our agency for further information or to arrange a viewing.

Our team is at your disposal to assist you with your property project.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Algemeen



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Slaapkamers: 2  
Afgewerkte vierkante meter: 63 m<sup>2</sup>

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.033.619

