



Large Winegrower Home With Garage, Courtyard And Terrace



Agent Info

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Listing details

Property for: Sale
Price: USD 222,619.36

Location

Country: France
State/Region/Province: Occitanie
City: Magalas
ZIP code: 34480
Posted: Feb 19, 2024

Description:

REDUCED in price - Large winegrower home to modernise with 150 m2 living space, including 5 bedrooms and 2 bathrooms, with a terrace of 25 m2, a garage of about 60 m2 and a courtyard of about 20 m2 plus an attic room to convert of about 20 m2. Located in the heart of the village just steps away from all shops. Great potential.

- Location: Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

- Ground floor: Entrance hall of 10 m2, courtyard of 20 m2, garage of about 60 m2.

- 1st floor: Hall of 10.5 m2, lounge of 11 m2, non equipped kitchen of 15.5 m2, 2 bedrooms of 12 m2 and 16 m2, covered terrace of about 10 m2 with washroom (washbasin, shower, wc).

- 2nd floor: Hall of 8 m2, 3 bedrooms of 14 m2, 14 m2 and 22.5 m2, bathroom of 6.5 m2 (bath, bidet, washbasin), wc, attic room of 20 m2.

- Exterior: Terrasse of 25 m2, courtyard of about 20 m2.



- Sundry: Oil central heating, annual land tax of 1400 Euro, well.

Nice home with good potential.

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.

Other Features

Bedrooms: 5

Bathrooms: 2

Courtyard

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Common

Bedrooms: 5
Bathrooms: 2
Lot Size: 25 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.494.618

