



Village House in Nice Setting



Agent Info

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Listing details

Property for:	Sale
Price:	USD 69,838.63

Location

Country:	France
State/Region/Province:	Occitanie
City:	Magalas
ZIP code:	34480
Posted:	Aug 27, 2025

Description:

REDUCED in price - Village house with 45 m2 of living space, located in the heart of the village, with great potential as it offers an attic of 45 m2 that could be converted into additional living space and a garage of 30 m2. Semi detached and on a small pedestrian square.

LOCATION: Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

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GROUND FLOOR: Garage of about 30 m2, entrance hall of 5 m2.

1st FLOOR: Hall of 2 m2, living room/non equipped kitchen of 13 m2, lounge of 9 m2, hall of 1 m2, wc, washroom of 4.5 m2 (shower, washbasin), bedroom of 8 m2.

2nd FLOOR: Attic that could be converted of about 45 m2.



MORE DETAILS: Insert fireplace, annual land tax of about 400 euros, some tiles of the roof need to be changed or checked.

Good Potential.

NOTE: the location is described in our descriptive but we cannot supply the address of the property, we can describe the area and will of course inform you if there is any 'blight' or nuisance near the property so you can book a viewing in confidence, ask for more details.

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

Common

Bedrooms:	1
Bathrooms:	1

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.485.385
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