



7 room, 241m2 House for sale in Magalas - 990 000 € *



Agent Info

Name: Patrick Gibbins
Company: Artaxa Immo Sarl
Name:
Country: France
Experience since: 2008
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone:
Languages: French
Website:

Listing details

Property for: Sale
Price: USD 1,161,753.21

Location

Country: France
State/Region/Province: Occitanie
City: Magalas
ZIP code: 34480
Posted: Apr 20, 2026

Description:

Located in a peaceful and sought-after area of Magalas, just 15 minutes from Beziers and 25 minutes from the Mediterranean beaches, this contemporary architect-designed villa, built in 2020, offers high-end features on a beautifully landscaped 1,570 m2 plot. This single-storey property provides 241 m2 of living space and stands out for its generous volumes and exceptional natural light.

From the moment you enter, you are welcomed into a spacious living area of over 75 m2, flooded with light thanks to large sliding glass doors opening onto the outdoor spaces. The fully equipped modern kitchen, complete with a central island and ample storage, blends seamlessly into this elegant and functional living area. The night area includes four bedrooms, including a superb master suite with dressing room and private bathroom, as well as a second bathroom. A utility/laundry room with additional storage and a dedicated wellness area with a swim spa complete the interior.

Outside, the property offers a truly privileged lifestyle setting, featuring a south-facing 8x4 Bali stone swimming pool, a spacious fully equipped summer kitchen of approximately 60 m2, and a bioclimatic pergola. The landscaped garden, enhanced by a koi carp pond and cascading waterfalls, creates a unique and relaxing atmosphere, ideal for entertaining.



The technical features are of a high standard, including ducted reversible air conditioning, double glazing, 16 solar panels providing near energy self-sufficiency, and a thermodynamic water heater. Sold fully furnished with high-end furniture, this luxury villa in Magalas represents a rare opportunity, ideal as a primary residence, holiday home, or premium investment in the South of France.

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.

Common

Bedrooms:	3
Finished sq. ft.:	241 sq m
Lot Size:	1570 sq m

Room details

Total rooms:	7
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.389.189
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