



7 room, 167m2 Vineyard residence for sale in Magalas - 299 000 € *



Agent Info

Name:	Patrick Gibbins
Company Name:	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 340,959.81

Location

Country:	France
State/Region/Province:	Occitanie
City:	Magalas
ZIP code:	34480
Posted:	Jun 24, 2026

Description:

Here you will find a rare gem at a very attractive price - a maison vigneronne with generous spaces and endless possibilities to create exactly the home you dream of. The house is located in Magalas, a lively village with a fantastic setting between mountains and sea. From here, you can reach Beziers in 20 minutes and the Mediterranean beaches in about 30 minutes. In the opposite direction lie the Montagnes Noires, offering beautiful hiking trails and rivers perfect for swimming.

This maison vigneronne currently offers around 167 m2 of living space, with the possibility to convert even more if needed.

On the ground floor, you will find a kitchen, a living room with a fireplace, a bedroom/office, and a bathroom. On the same level, there is also a large garage/workshop of about 160 m2 and an additional room of about 40 m2 where a second kitchen has been installed.

The upper floor is largely untouched and features beautiful original floors in very good condition. There are four bedrooms, including one larger bedroom currently under renovation where new flooring needs to be installed. One of the bedrooms has its own bathroom, and there is another smaller bathroom in the hallway. You will also find a large attic of about 150 m2 with lovely old floors - perfect for anyone



dreaming of a future studio or creative workspace.

In the spacious courtyard, there is a pleasant outdoor area for socializing (see AI-generated inspiration image). The large barn offers fantastic potential for summer parties and gatherings. There is also a fenced pool area. The pool is not currently in use, but it is in good condition and has recently been fitted with a new pump.

The house has very good energy performance, making it both comfortable and economical to live in. Solar panels also contribute to good energy efficiency and currently provide an annual payout.

Magalas is a vibrant and well-equipped village with all the services you may need: restaurants, grocery stores, a hardware shop, hairdressers, doctors, dentists, and much more. A perfect location for those seeking charm, space, and proximity to everything.

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.

Condition: Very Good

Common

Bedrooms:	5
Finished sq. ft.:	167 sq m
Lot Size:	685 sq m

Room details

Total rooms: 7

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.629.776



IMLIX

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