



Charming Village House Offering 2 Bedrooms And A Cellar, In A Quiet Location.



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 85,307.47

Location

Country:	France
State/Region/Province:	Occitanie
City:	Magalas
ZIP code:	34480
Posted:	Jun 30, 2026

Description:

Vibrant village with all amenities, located 5 minutes from Corneilhan, 15 minutes from Beziers and 25 minutes from the beaches !

Charming village house offering 50 m2 over 2 levels, comprising a living room with open-plan kitchen, 2 bedrooms and a bathroom ! In addition, there is a cellar, situated in a quiet impasse, with the possibility of placing a small table in front of the house !

Basement = Cellar of approximately 20 m2.

Ground = Attractive living room with open-plan kitchen (to be fitted) of 18.58 m2.

1st = Hall of 1 m2 + bedroom of 10.44 m2 + WC of 0.97 m2 + bathroom of 3.37 m2 (bathtub, vanity unit, heated towel rail).

2nd = Bedroom of 15 m2.



Additional features = Double-glazed PVC windows + electric roller shutters + exposed stone walls + reversible air conditioning + electric heating + connected to mains drainage + parquet flooring + roof in good condition + estimated amount of annual energy consumption for standard use: between 701 Euros and 949 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 246 Euros.

Price = 74.520 Euros (Ideal for a first-time purchase or for rental investment !)

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. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 87387
Property Size: 50 m²
Bedrooms: 2
Bathrooms: 1
Reference: M78840EE

Other Features

Immediately Habitable
Latest properties
Rental Potential

Condition: Good

Common

Bedrooms: 2
Bathrooms: 1
Finished sq. ft.: 50 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.655.297



IMLIX

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