



6 room, 100m2 Villa for sale in Magalas - 269 000 € *



Agent Info

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

Listing details

Property for:	Sale
Price:	EUR 269,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Magalas
ZIP code:	34480
Posted:	Sep 21, 2026

Description:

Charming Mediterranean Villa with Swimming Pool and Beautiful Outdoor Living Spaces - Magalas

Set in a peaceful residential area in the sought-after village of Magalas, this beautifully maintained villa offers the perfect combination of comfort, privacy and the relaxed lifestyle of the South of France.

Surrounded by a landscaped garden of approximately 429 m2, the property has been designed to make the most of outdoor living. The inviting 8 x 4 metre swimming pool, generous sun terraces and covered outdoor dining areas create a wonderful setting for entertaining family and friends or simply relaxing in the Mediterranean sunshine.

Extending to approximately 100 m2 of living space, the villa is bright, welcoming and perfectly suited to both permanent living and holidays. The spacious living room opens naturally onto the garden, creating a seamless connection between the interior and the outdoor spaces.

The well-equipped kitchen is both practical and functional, while the four comfortable bedrooms provide flexible accommodation for family, guests or a home office.



One of the property's standout features is the pool house, complete with its own shower room and WC. Whether used as a summer lounge, guest accommodation, home office or changing area by the pool, it adds valuable versatility to an already attractive property.

Outside, the carefully landscaped garden offers several areas to enjoy throughout the day, from sunny terraces around the pool to shaded spaces perfect for reading, dining or sharing long summer evenings with friends. A garage and private parking complete the property.

Property Highlights

Approximately 100 m² of living accommodation

Landscaped plot of approximately 429 m²

Private 8 x 4 metre swimming pool

Pool house with shower room and WC

Four bedrooms

Bright and comfortable living spaces

Garage and private parking

Peaceful residential setting

Ideal as a permanent residence or holiday home

Enjoy the Best of Southern France

Magalas is a lively and welcoming village surrounded by vineyards, offering an authentic Mediterranean lifestyle with local shops, cafes and restaurants close at hand. Ideally located just a short drive from Pezenas, Beziers, the Mediterranean beaches and excellent transport links, it is perfectly placed to enjoy everything the region has to offer.

Whether you are looking for a comfortable family home, a sunny holiday retreat or a property where indoor and outdoor living come together effortlessly, this delightful villa offers an exceptional opportunity to enjoy the very best of life in the South of France.

A beautifully maintained home where every day feels like a holiday, and every season is made for outdoor living.

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.:	100 sq m
Lot Size:	429 sq m

Room details

Total rooms:	6
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.977.973
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