



## Old Character House To Renovate With 155 M2 Of Living Space Plus Separate Flat On 885 M2 Of Building Land.



### Informações do Revendedor

Name:	Freddy Rueda
Nome da	Freddy Rueda Sarl
Empresa:	
País:	França
Experience since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 194,400

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Magalas
CEP:	34480
Adicionado:	05/06/2025

### Informação adicional:

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Character house (1875) with about 155 m2 of living space and a separate 68 m2 flat. The property requires complete renovation and is set in 885 m2 of land, just 10 minutes' walk from the shops.

Ground A = Independent 68 m2 flat to renovate : 1.5 m2 hallway + 14 m2 room giving access to a 28 m2 living room + 2 bedrooms of 10.6 m2 and 9.8 m2 + WC + 3.5 m2 bathroom.

Ground B = 12.5 m2 entrance hall + 15 m2 lounge + 16.8 m2 non-equipped kitchen + 11.8 m2 room + WC + 6.5 m2 shower room (shower, washbasin) + 12.3 m2 bedroom + 16.8 m2 bedroom + 15 m2 bedroom with washbasin + 11.6 m2 bedroom with washbasin.

1st = 3.2 m2 hall + 11.8 m2 bedroom en suite with 5.7 m2 shower room (washbasin, bidet, shower, WC) + 11.6 m2 bedroom/painting studio with access to a 4.8 m2 bathroom (bath, washbasin, WC) + 14 m2



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bedroom with access to the same bathroom.

Exterior = Plot of 885 m2 + possibility of buying 1210 m2 of building land adjoining the house for 183.600 Euros plus + garden with potential for a swimming pool + old greenhouse.

Miscellaneous = Total renovation required (about 80.000/100.000 Euros -woodwork/kitchen/bathroom/electricity/heating) + some parts of the roof to be revised + not subject to energy performance diagnostics + annual property tax of 1400 Euros.

Price = 194.400 Euros (Great potential with charming garden !)

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](http://georisques.gouv.fr)

Property Id : 70496

Property Size: 223 m2

Property Lot Size: 885 m2

Bedrooms: 9

Bathrooms: 4

Reference: M194400E

## Other Features

Immediately Habitable

Latest properties

Outside space

Renovation required

With Land/Garden

## Comum

Quartos de dormir: 9

Banheiro: 4

## Utility details

Heating: Sim

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:



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## Contact information

IMLIX ID:

IX6.987.368

