



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



### Informações do Revendedor

Name:	Freddy Rueda
Nome da Empresa:	Freddy Rueda Sarl
País:	França
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 90,442.89

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Magalas
CEP:	34480
Adicionado:	27/02/2026

Informação adicional:

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 + annual property tax of 246 Euros.

Price = 78.840 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](http://georisques.gouv.fr)

Property Id : 80610  
Property Size: 50 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: M78840E

### Other Features

Immediately Habitable  
Latest properties  
Rental Potential

Condição: Good

### Comum

Quartos de dormir: 2  
Banheiro: 1  
Pés quadrados acabados: 50 m<sup>2</sup>

### Utility details

Heating: Sim

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.229.798



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