



## Splendid 18th Century Maison De Maitre, Manor House



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 454,524.5

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Magalas
CEP:	34480
Adicionado:	20/04/2026

#### Informação adicional:

Unique and Splendid 18th-century Maison de Maitre, with dual exposure, entirely renovated throughout while preserving its authentic charm. It offers a superb living space of 298 m2, with a spacious and luminous living room with a fully fitted open-plan kitchen, a utility room/pantry, a lounge, 3 bathrooms, 4 bedrooms (including a master suite), as well as a magnificent 100 m2 room with exposed beams that may be adapted to your needs and desires (gym, yoga studio, cinema room, games room: a wide range of possibilities.).

In addition, the property benefits from a courtyard and a terrace on either side of the house, as well as a vast 100 m2 garage.

A refined blend of modern comfort and period features - right in the heart of the village.

- Location: A lively village with all amenities (bakery, butcher, tabac, supermarkets, schools:), located at 15 minutes from Beziers and 25 minutes from the beaches.

- Basement: Very spacious garage of 100 m2 with several adjoining rooms and a well (not suitable for large vehicles, only for standard-sized cars).



- Ground floor: Entrance hall of 22.83 m<sup>2</sup> with its beautiful original stone staircase, lounge (which may also serve as an additional bedroom or office) of 15.58 m<sup>2</sup> with decorative marble fireplace, shower room of 3.62 m<sup>2</sup> (shower, washbasin unit, WC), superb luminous through-living room of almost 50 m<sup>2</sup> open onto a fully equipped kitchen (central island and ample storage, electric hob, sink, electric oven, microwave, built-in refrigerator, cupboards) with an elegant period granite marble fireplace and French doors leading to the terrace, utility room/pantry of 10.50 m<sup>2</sup>.

- 1st floor: Spacious landing of 12.58 m<sup>2</sup> with a large cupboard of 4 m<sup>2</sup>, bedroom of 16.46 m<sup>2</sup> with decorative wooden fireplace, bathroom of 7.43 m<sup>2</sup> (bathtub, double washbasin unit, heated towel rail, WC, storage unit), bedroom of 16.55 m<sup>2</sup>, bedroom of 13.83 m<sup>2</sup> with built-in wardrobe, master suite of 27 m<sup>2</sup> with bedroom, dressing area and en-suite shower room (walk-in shower, washbasin unit, heated towel rail).

- 2nd floor: A stunning room bathed in natural light, featuring a magnificent exposed beam structure, offering 100 m<sup>2</sup> to be tailored to your requirements - perfect as gym, yoga studio, cinema room, games room, leisure space, offices: the possibilities are endless.

- Exteriors: Courtyard at the front of the house of 34 m<sup>2</sup> (east-facing facade), a 20 m<sup>2</sup> rear terrace with barbecue.

- Additional features: Entirely renovated (electrics, plumbing, roof, insulation:), PVC double glazing, estimated amount of annual energy consumption for standard use: between 1261 Euros and 1707 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 1658 Euros, electric roller shutters with centralized control, reversible ducted air conditioning on the ground floor, functioning period fireplace in the kitchen, electric heating, beautiful period features such as marble fireplaces, cement tiles, stone staircase:

An exceptional property in the heart of the village.

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.

#### Other Features

Property Size: 298 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential



## Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Comum

Quartos de dormir:	4
Banheiro:	3
Tamanho do lote:	54 m <sup>2</sup>

## Utility details

Heating:	Sim
----------	-----

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.769

