



Entirely Renovated Former Stone Barn With 3 Bedrooms And Outbuildings With A Pleasant Garden, Set In An Idyllic Environment In The Heart Of The Garrigue.



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 406,554.56

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Magalas
Почтовый индекс:	34480
Добавлено:	22.04.2026

Описание:

A hamlet nestled in the heart of vineyards and garrigue, located just 3 minutes from Murviel-les-Beziers (lively village with all amenities), 10 minutes from Cessenon-sur-Orb and the river, 20 minutes from Beziers and 30 minutes from the beaches.

This former stone barn has been entirely renovated and offers a generous living space of 175 m², comprising 3 bedrooms (including a master suite), 2 shower rooms, a utility/back kitchen, a spacious living area with a fully fitted open-plan kitchen and a large lounge of over 40 m². In addition, there is a pleasant garden of approximately 900 m² with a terrace and barbecue area. The property also benefits from a 35 m² barn and a 15 m² workshop, which could be converted into additional living accommodation if required (perfect for a guest house). Set in an idyllic and peaceful environment, in the heart of vineyards and garrigue.

House of 175 m²

Ground = Living area of 38 m² with dining room (wood-burning stove) and fully equipped open-plan



kitchen (central island, double sink, gas hob, electric oven, extractor hood, integrated dishwasher), with sliding glass doors opening onto the terrace and garden + WC of 1.33 m² with hand basin + utility/pantry of 5.35 m² + large lounge of 43 m² with sliding glass doors.

1st = Hall of 10 m² + WC of 0.88 m² + shower room of 9.40 m² (walk-in shower, double vanity unit, heated towel rail) + bedroom of 12.24 m² + bedroom of 11.87 m² + spacious master suite of 42 m² comprising a bedroom of 20.29 m², a 14.42 m² room (ideal as a dressing room), a shower room of 5.43 m² (walk-in shower, vanity unit, heated towel rail) and a WC of 1.72 m².

Outbuildings = Barn of 35 m² and workshop of 15 m² (ideal for conversion into a guest house) .

Exterior = Garden of approximately 900 m² + parking space + large terrace with summer kitchen (barbecue, worktop, sink).

Additional features = Fully renovated throughout (electricity, plumbing, roof, :) + tiled flooring + parquet flooring + double glazing + wood-burning stove + reversible air conditioning + electric heating + fibre optic connection + new septic tank (2025, compliant with regulations) + BRL water supply with filtration system + estimated amount of annual energy consumption for standard use: between 1090 Euros and 1570 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1260 Euros.

Price = 345.600 Euros (Charming and comfort !)

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 : 83630

Property Size: 175 m²

Property Lot Size: 900 m²

Bedrooms: 3

Bathrooms: 2

Reference: MM345600E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden



Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	175 кв м
Площадь участка:	900 кв м

Utility details

Heating:	да
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.412.345

