



## 7 room, 167m2 Vineyard residence for sale in Magalas - 299 000 € \*



### Информация об агенте

Название:	Patrick Gibbins
Название компании:	Artaxa Immo Sarl
Страна:	Франция
Experience since:	2008
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	
Languages:	French
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 299,000

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Magalas
Почтовый индекс:	34480
Добавлено:	24.06.2026

#### Описание:

Here you will find a rare gem at a very attractive price - a maison vigneronne with generous spaces and endless possibilities to create exactly the home you dream of. The house is located in Magalas, a lively village with a fantastic setting between mountains and sea. From here, you can reach Beziers in 20 minutes and the Mediterranean beaches in about 30 minutes. In the opposite direction lie the Montagnes Noires, offering beautiful hiking trails and rivers perfect for swimming.

This maison vigneronne currently offers around 167 m2 of living space, with the possibility to convert even more if needed.

On the ground floor, you will find a kitchen, a living room with a fireplace, a bedroom/office, and a bathroom. On the same level, there is also a large garage/workshop of about 160 m2 and an additional room of about 40 m2 where a second kitchen has been installed.

The upper floor is largely untouched and features beautiful original floors in very good condition. There are four bedrooms, including one larger bedroom currently under renovation where new flooring needs to be installed. One of the bedrooms has its own bathroom, and there is another smaller bathroom in the hallway. You will also find a large attic of about 150 m2 with lovely old floors - perfect for anyone



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dreaming of a future studio or creative workspace.

In the spacious courtyard, there is a pleasant outdoor area for socializing (see AI-generated inspiration image). The large barn offers fantastic potential for summer parties and gatherings. There is also a fenced pool area. The pool is not currently in use, but it is in good condition and has recently been fitted with a new pump.

The house has very good energy performance, making it both comfortable and economical to live in. Solar panels also contribute to good energy efficiency and currently provide an annual payout.

Magalas is a vibrant and well-equipped village with all the services you may need: restaurants, grocery stores, a hardware shop, hairdressers, doctors, dentists, and much more. A perfect location for those seeking charm, space, and proximity to everything.

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.

Состояние: Very Good

### Общие

Спальни: 5  
Готовые кв.м.: 167 кв м  
Площадь участка: 685 кв м

### Room details

Total rooms: 7

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.629.776



IMLIX

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