LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24871CMA34 Price: 369 000 EUR

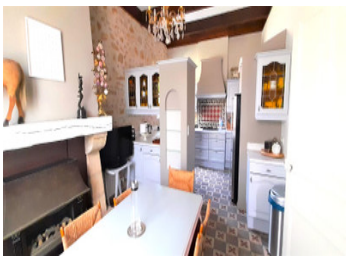
agency fees to be paid by the seller

**A gorgeous elegant house in excellent condition, 4/5 bedrooms, huge garage, two terraces and a small garden.**















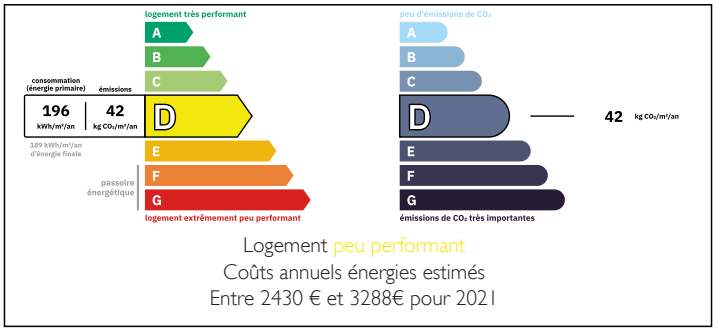
## INFORMATION

| | |
|---|---|
| Town: | Magalas |
| Department: | Hérault |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 200 m2 |
| Plot Size: | 585 m2 |

## IN BRIEF

A rare find, a beautiful house in excellent condition that you will definitely fall in love with, it's ready to move into with absolutely nothing to do. Elegant, bright and spacious, the property has a lovely atmosphere and refined charm. It has been totally renovated with passion and taste, generous rooms, high ceilings, retaining all the original old tiled floors and beautiful doors this character house is quite special. Located in a quiet environment in the heart of the lively village of Magalas which has many amenities; doctors, dentists, restaurants, supermarkets, gas station etc. Close to Beziers and only 25 km from the Mediterranean Sea and airport.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3288€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

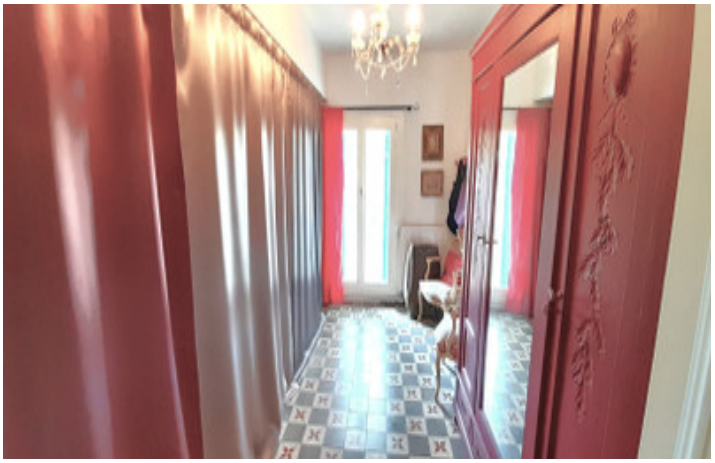
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24871CMA34 Price: 369 000 EUR

agency fees to be paid by the seller







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2263 EUR** |

## NOTES

## DESCRIPTION

A superb property in perfect condition, situated in the heart of a sought after lively village surrounded by vineyards, the house consists of: Ground floor:
An electronic gate at the rear of the property leading to:
Covered car port of 25m²,
Large garage of 150m²,
Courtyard garden of 50m²
Laundry room/summer kitchen of 10m²,
Stairway to back terrace and 1st floor.
First floor:
Front terrace of 40m²,
Entrance hall of 7.5m² accessing both front and back terraces,
Well equipped traditional kitchen/dining room of 18m²,
Dining room of 16.5 with marble fireplace,
Bureau/bedroom of 13m²,
Lliving room of 18m²,
Rear terrace of 40m²,
Wc.
Second floor Landing of 7.5m²,
Bedroom of 38m² with ensuite bathroom of 9m²,
Bedroom of 16m²,
Bedroom of 16m²,
Bedroom of 14m²,
Bathroom with bath, shower and wc of 7m².
Good to know: Gas central heating, Double glazing, Enclosed garden with electronic gates.
Please note that all measurements are approximate.
---
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr