LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A31469DAL34 Price: 380 000 EUR

agency fees to be paid by the seller

Traditional 5 bedroom villa with large saltwater pool and countryside views.















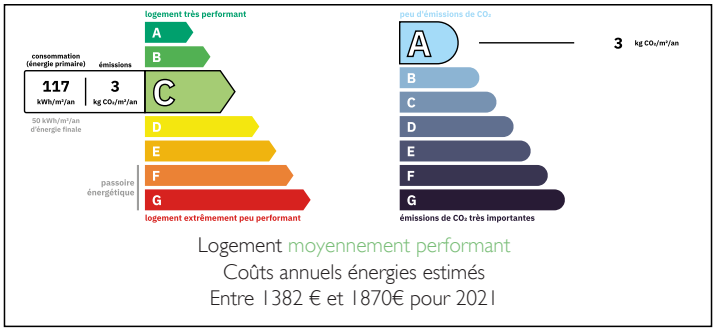
INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	5
Bath:	3
Floor:	191 m2
Plot Size:	1190 m2

IN BRIEF

This modern 5-bedroom villa in Magalas offers 191m² of bright, spacious living on a private road, surrounded by fully enclosed gardens on a 1190m² plot. The property features a large covered terrace and a 10x4m heated saltwater pool. Inside, the open-plan 65m² lounge and kitchen are flooded with natural light, leading to four bedrooms with built-in wardrobes, including one with an en-suite shower room. The first floor houses another en-suite bedroom with a dressing area, the lower ground floor includes a double garage, three additional rooms, and a WC, ideal for creating extra accommodation or workshops. The villa also boasts amenities such as full double glazing, reversible air conditioning, mosquito nets and automatic shutters. Located in the lively village of Magalas, the property is just 20 minutes from Béziers and 25 minutes from Pézenas, offering easy access to...

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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.

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LOCAL TAXES

Taxe foncière:	**2480 EUR**

NOTES

DESCRIPTION

Discover this stunning 5-bedroom villa, nestled on the edge of Magalas, on a private road. Offering 191m² of bright and spacious living space, this property invites you to embrace the relaxed Mediterranean lifestyle with your family.

Surrounded by fully enclosed gardens on a 1190m² plot. The large covered terrace and the magnificent 10x4m heated saltwater pool are surrounded by mature plants and gardens.

As you enter the villa, you are greeted by an impressive 65m² lounge and kitchen area, flooded with light thanks to the large double doors overlooking the pool. A spacious hallway leads to four bright and airy bedrooms, all with built-in wardrobes. One of these bedrooms includes an en-suite shower room, while the main bathroom features a bath, walk-in shower, and a separate WC. A laundry room provides ample storage space for your convenience.

Upstairs, you'll find another en-suite bedroom with a dressing area and shower room, offering privacy and comfort.

The hallway also offers access to the lower ground floor, where you'll discover a 46m² double garage and three additional rooms with a WC. These spaces are ideal for creating extra accommodations with separate access, or perhaps a home gym and workshop.

The villa boasts several access points to the outside, where you'll find numerous spaces to relax and entertain. From the lounge, you step onto a spacious covered terrace, complete with an outdoor kitchen, large chimney BBQ, and a wet room with WC. The impressive pool, fully automated, features a built-in jacuzzi...