LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45510DAL34 Price: 549 000 EUR

agency fees to be paid by the seller

Charming village house with seven bedrooms, large garden, swimming pool and garage















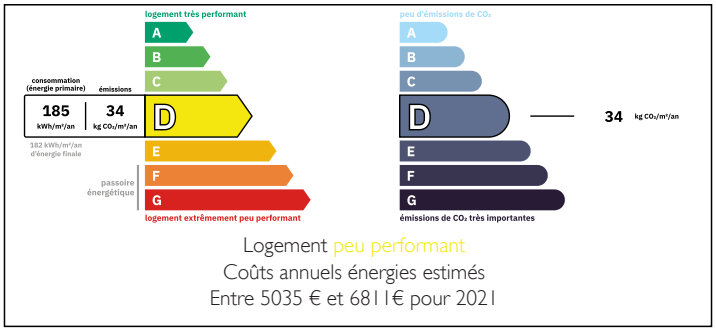
INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	7
Bath:	5
Floor:	270 m2
Plot Size:	610 m2

IN BRIEF

This charming village property is arranged over two floors and offers a spacious home, currently used as a second home and Airbnb rental. It offers plenty of potential. The home retains much of its original character and comprises a reception room, dining room, fitted kitchen with dining area, seven bedrooms, two on the ground floor and two with en-suite bathrooms, a further two bathrooms, storage rooms, and a garage. Outside, a well-established garden offers space to relax, along with a gated tiled pool area featuring an 8 x 3.5m saltwater pool and an exterior washroom with WC. Its central village location offers all amenities within a couple of minutes' walk, while larger commerces can be reached by car in 5 minutes. Magalas is a sought-after village, around 25 minutes from Béziers, 40 minutes from the coast, and under...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5035 € et 6811€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45510DAL34 Price: 549 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2620 EUR**
Taxe habitation:	**2569 EUR**

NOTES

DESCRIPTION

Ground Floor:
Spacious entrance hall with original features leading to the dining room with log burner. This room provides access to the garden. A fully equipped kitchen with utility room and hallway leads to two bedrooms and a bathroom featuring a shower, sink, and WC. There is also internal access to the garage.

First Floor:
A long and bright hallway provides access to the lounge with fireplace, five large bedrooms, and a family bathroom with shower, sink, and WC. Two of the bedrooms have their own en-suite bathrooms, one featuring a bath and the other a shower. There is also an office nook offering views over the garden. Access to the loft provides additional storage space.

Outside:
A spacious and mature garden with lawn, a large gated pool area with swimming pool and space for loungers, a pool house, and a washroom with shower, sink, and WC.

The property retains many original features throughout and benefits from gas central heating and partial double glazing.

The property is currently used as a holiday home and for short-term rentals, with future bookings already in place. It is possible to purchase the house fully furnished.

Room Measurements:

Ground Floor -
Entrance Hall: 20.5m²
Dining Room: 24.5m²
Kitchen: 24m²
Utility Room: 7.75m²
Hallway: 8m²
Bedroom 1: 9m²
Bedroom 2: 12.5m²
Bathroom 1: 6m²