

[Click to view MFH-LFR-M137000E](#)

A Hobby Or Change Of Life? 10 Hectares 60 Of Vines On The Same Site, Offering...

Magalas , Herault , Occitanie



€137,000

inc. of agency fees

A lively, circular village with shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches. Here's...

At a Glance

Reference MFH-LFR-M137000E

Near to Magalas

Price €137,000

Pool No

Land Tax N/A

Property Description

A lively, circular village with shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Here's the perfect opportunity to get started ! With 10 hectares 6 of vines ready to be pampered, you have enough to produce liters and liters of bottled happiness. And because we don't do things by halves, these lands offer you a tasty blend of 5 different grape varieties - enough to play wine alchemist and surprise your friends.

Chardonnay : ilot 5 4,960 m² and ilot 19 12,380 m² = 35,910 m²

Merlot : ilot 20 2340 m² and ilot 2 4180 m² and 1830 m² = 8350 m²

Viognier : ilot 6 6600 m² and ilot 8 3790 m², 3640 m², 5110 m² and 4070 m² = 23 210 m²

Cabernet Sauvignon : ilot 3 8060 m² but ilot 21 in fields (approx. $8060/2 = 4030$ m²) and 1450 m², 4210 m², 3970 m² , 2100 m² and 1940 m² = 21 730 m²
- approx. 4000 in fields = 17 730 m²

Marcellin (6 years old) : ilot 22 7122 m², 6938 m², 1734 m² and 1010 m² = 16 804 m²

Miscellaneous = Under lease paying 8000€ / year renewed every year + varietal wine production between 500 and 700 hl + irrigation (ASA) can be installed on the vines (1500 €/ha) and current subscription of 1300€/year.

Price = 137.000 € (Superb location)

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 Geo-risks website: georisques.gouv.fr

Property Id : 65709

Property Lot Size: 106,004 m2

Reference: M137000E

Other Features

With Land/Garden

Summary

Property type: House
Price €137,000

Key Information

Property Features:

- With Land/Garden

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved