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Old Character House To Renovate With 155 M2 Of Living Space Plus Separate...

Magalas , Herault , Occitanie



€194,400

inc. of agency fees

9 Beds

4 Baths

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.Character...

At a Glance

Reference MFH-LFR-M194400E

Bed 9

Near to Magalas

Bath 4

Pool Yes

Price €194,400

Land Tax N/A

Property Description

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Character house (1875) with about 155 m² of living space and a separate 68 m² flat. The property requires complete renovation and is set in 885 m² of land, just 10 minutes' walk from the shops.

Ground A = Independent 68 m² flat to renovate : 1.5 m² hallway + 14 m² room giving access to a 28 m² living room + 2 bedrooms of 10.6 m² and 9.8 m² + WC + 3.5 m² bathroom.

Ground B = 12.5 m² entrance hall + 15 m² lounge + 16.8 m² non-equipped kitchen + 11.8 m² room + WC + 6.5 m² shower room (shower, washbasin) + 12.3 m² bedroom + 16.8 m² bedroom + 15 m² bedroom with washbasin + 11.6 m² bedroom with washbasin.

1st = 3.2 m² hall + 11.8 m² bedroom en suite with 5.7 m² shower room (washbasin, bidet, shower, WC) + 11.6 m² bedroom/painting studio with access to a 4.8 m² bathroom (bath, washbasin, WC) + 14 m² bedroom with access to the same bathroom.

Exterior = Plot of 885 m² + possibility of buying 1210 m² of building land adjoining the house for 183.600 Euros plus + garden with potential for a swimming pool + old greenhouse.

Miscellaneous = Total renovation required (about 80.000/100.000 Euros - woodwork/kitchen/bathroom/electricity/heating) + some parts of the roof to be revised + not subject to energy performance diagnostics + annual property tax of 1400 Euros.

Price = 194.400 Euros (Great potential with charming garden !)

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 : 70496

Property Size: 223 m2

Property Lot Size: 885 m2

Bedrooms: 9

Bathrooms: 4

Reference: M194400E

Other Features

Immediately Habitable

Latest properties

Outside space

Renovation required

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	9
Bathrooms	4
Price	€194,400

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery









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S. and L. BROWN



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