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## Quaint Stone Village House With 90 M2 Of Living Space, Terraces, Pool...

Magalas, Hérault, Occitanie



**€155,100**

inc. of agency fees

2 Beds

2 Baths

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the coast. Quaint stone village house, located in a small street of the heart of...

### At a Glance

<b>Reference</b>	MFH-LFR-L155100E	<b>Near to</b>	Magalas	<b>Price</b>	€155,100
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the coast.

Quaint stone village house, located in a small street of the heart of the village, with 90 m2 of living space

including 2 bedrooms and 2 bathrooms and with several terraces and an outground pool. Beautiful facade and lovely views.

Ground (0) = Entrance through terrace of 10 m<sup>2</sup> + living room/kitchen of 24 m<sup>2</sup> (sink and cupboards) + lounge/bedroom of 12.3 m<sup>2</sup>.

Ground (-1) = Room of 20 m<sup>2</sup> with access to a shower room of 2 m<sup>2</sup> (shower, washbasin and wc) + kitchen area of 12 m<sup>2</sup> (hob, extractor fan) with access to the terrace.

1st = Hall of 1 m<sup>2</sup> with cupboard + bedroom of 8 m<sup>2</sup> with dressing room of 3 m<sup>2</sup> + shower room of 7 m<sup>2</sup> (shower, washbasin and wc).

Exterior = Terraces of about 10 m<sup>2</sup>, 15 m<sup>2</sup> et 20 m<sup>2</sup> + above ground pool.

Sundry = Electrical heaters + annual land tax of about 750 € + no direct access by car, parking is 100 m away + possibility to buy a non attached garage of about 25 m<sup>2</sup> for 5000 € more.

Price = 155.100 € (Views and sun all day! Lovely cute home !)

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.

Property Id : 29854

Price: 155,100 €

Bedrooms: 2

Bathrooms: 2

Reference: L155100E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€155,100

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery





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**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.

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