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## Large Village House With 200 M2 Of Living Space Including An Independent...

Magalas , Hérault , Occitanie



# €205,200

inc. of agency fees

6 Beds

3 Baths

Lovely village with all amenities, 20 minutes from Beziers, 25 minutes from the motorway and 35 minutes from the beach. Large village house with 200 m2 of living space to refresh, onto 2 levels, including...

### At a Glance

Reference MFH-LFR-LM205200E

Bed 6

Near to Magalas

Bath 3

Pool No

Price €205,200

Land Tax N/A

### Property Description

Lovely village with all amenities, 20 minutes from Beziers, 25 minutes from the motorway and 35 minutes from the beach.

Large village house with 200 m2 of living space to refresh, onto 2 levels, including an independent

apartment of 30 m2 on the ground floor. Ideal for a business activity. With a garage and in a nice and lively village. Possibility to create another studio on the ground floor.

Ground = Garage of 28 m2 with laundry area + entrance hall of 12 m2 leading to a large room of 30 m2 with access to a bedroom of 11 m2 and independent access (possibility to create a studio) + apartment including a non equipped kitchen of 12 m2 + en suite bedroom of 12 m2 with washroom of 3 m2 (shower and washbasin) + WC.

1st = Hall of 5.3 m2 + living room of 34.2 m2 with fireplace and balcony + kitchen of 17 m2 with fixed elements and balcony + washroom of 4 m2 (shower and washabsin) + corridor of 3.7 m2 leading to 3 bedrooms of 9.2 m2, 9.5 m2 and 10.2 m2 + wc + hall of 3 m2 leading to a room of 12 m2 with washbasin and bidet and to a bedroom of 14.2 m2 with balcony.

Extras = Fireplace + annual land tax of about 1000 € + refreshments to forsee + double glazing + solar pannel with annual income of 1200 €.

Price = 205.200 € (Sound home with potential)

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 : 30256

Price: 205,200 €

Bedrooms: 6

Bathrooms: 3

Reference: LM205200E

### **Other Features**

Immediately Habitable

Private parking/Garage

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	6
Bathrooms	3
Price	€205,200

## Key Information

- Property Features:
- Immediately Habitable

## Location: Occitanie



## Gallery











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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 calling off period has expired. It takes an average of three months to buy a property in France.

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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.

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