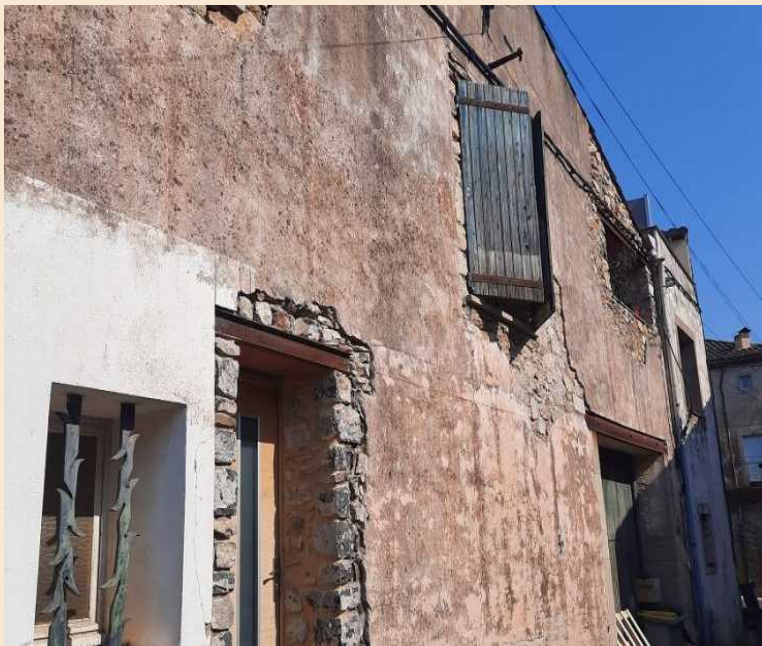


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Former Wine Cave Renovated Into An Habitation With 3 Bedrooms, Terrace...

Magalas , Hérault , Occitanie



€198,000

inc. of agency fees

3 Beds

1 Baths

Lovely village with all amenities and restaurants, 20 minutes from Beziers, 25 minutes from the motorway and 35 minutes from the beach. Former wine cave renovated into an habitation of 105 m2 including...

At a Glance

Reference MFH-LFR-LM214500EB

Bed 3

Near to Magalas

Bath 1

Pool No

Price €198,000

Land Tax N/A

Property Description

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

Former wine cave renovated into an habitation of 105 m2 including 3 bedrooms and one bathroom, a large

living room plus a terrace of 12 m² and a garage of 90 m². Good summer rental income !

Ground = Garage of 90 m² with laundry area.

1st = Entrance onto a large living room of 50 m² with fitted kitchen (upper and lower units, hob, electric oven, sink, extractor fan, dishwasher) with access to a terrace of 12 m² + bedroom of 12 m² + bedroom of 10.2 m² + bathroom of 8 m² (italian walk -in shower, bath and 2 washbasins) + WC.

2nd = Bedroom of 15 m² with sloping ceiling.

Extras = Wood stove and reversible air conditioning + under floor heating (electric and also linked to the woodstove) + annual land tax of about 850 € + solar pannels that can be bought with the house at 20 000 € (generating an income of 3000 € a year for 15 years or just in rental option generating 500 €/year for 15 years, they will then be taken off) + summer rental of 700 € /week .

Price = 198.000 € (Modern and easy to maintain !)

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 : 35107

Price: 198,000 €

Bedrooms: 3

Bathrooms: 1

Reference: LM214500EB

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Business
Bedrooms:	3
Bathrooms	1
Price	€198,000

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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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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