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Pretty Village House Offering 85 M2 Of Living Space With Small Garden/courtyard...

Magalas , Herault , Occitanie



€162,000

inc. of agency fees

2 Beds

2 Baths

Village with all shops, cafe, school, restaurants, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Very nice village house with small garden/courtyard and 2 terraces,...

At a Glance

Reference MFH-LFR-LMF162000E

Bed 2

Near to Magalas

Bath 2

Pool No

Price €162,000

Land Tax N/A

Property Description

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

Very nice village house with small garden/courtyard and 2 terraces, offering about 85 m2 of living space including 2 bedrooms and 2 bathrooms. No work to foresee. The home is located at walking distance from the centre of the village and all its shops.

Ground/basement = Cellar of about 70 m2 with vaulted arches.

1st = Living room/equipped kitchen of 24 m2 (equipped kitchen being fitted with upper and lower units, hob, oven, sink) + lounge of 20.4 m2 with access to a terrace of 10 m2 + WC + corridor of 7.2 m2 + bedroom of 12 m2 + bathroom of 5 m2 (bath, washbasin, WC) + en suite bedroom of 10.5 m2 with washroom of 5 m2 (shower, WC, washbasin).

Exterior = Small garden/courtyard of about 30 m2 + terrace of 10 m2 and 12 m2 (one under the other).

Extra = Annual land tax not known as separation of 2 houses but expect around 700 € + single glazing in good condition + not subject to energy performance diagnostics.

Price = 162.000 € (Very cosy property !)

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 : 46439

Property Size: 85 m2

Property Lot Size: 170 m2

Bedrooms: 2

Bathrooms: 2

Reference: LMF162000E

Other Features

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€162,000

Key Information

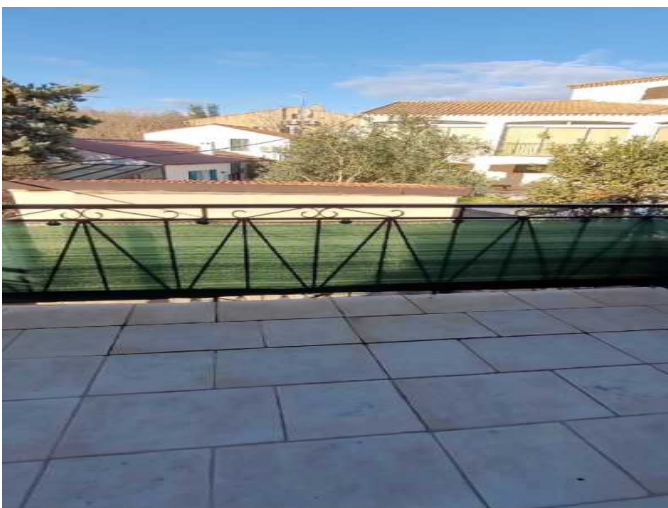
Property Features:

- Courtyard

Location: Occitanie



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