

[Click to view MFH-LFR-CM343440E](#)

Pretty Single Storey Villa With 135 M2 Of Living Space On 440 ² With Pool...

Magalas , Herault , Occitanie



€343,440

inc. of agency fees

4 Beds 2 Baths 135 sqm 0.04 ha

Picturesque village with mobile shopping trucks and 5 minutes from Laurens (all shops and restaurants), 25 minutes to Beziers and the motorways, and 30...

At a Glance

Reference MFH-LFR-CM343440E

Bed 4

Land 0.04 ha

Near to Magalas

Bath 2

Pool Yes

Price €343,440

Hab.Space 135 sqm

Land Tax N/A

Property Description

Picturesque village with mobile shopping trucks and 5 minutes from Laurens (all shops and restaurants), 25 minutes to Beziers and the motorways, and 30 minutes from the beach.

Very pretty single storey villa with 135 m² of living space, in a lovely calm village surrounded by vineyards, offering 4 bedrooms and 2 bathrooms, on a enclosed plot of 440 m² easy to maintain and with lovely views. Private and sunny, built in 2012. Car parking space inside and in front of the house.

Interior = Direct entrance onto the living room/equipped kitchen of 50 m² (upper and lower units, hob, extractor, diswasher, oven) + en suite bedroom of 14 m² with shower room of 12 m² (italian walk-in shower, 2 washbasins, WC) + hall of 6.2 m² + WC + 3 bedrooms of 11.1 m², 11.5 m² and 14 m² plus dressing room of 5 m².

Exterior = Front garden with lovely views and olive trees + back garden with above ground pool (7x4m, chlorine) and car access.

Extras = Annual land tax of 870 Euros + centralised reversible air conditioning and fireplace + estimated amount of annual energy consumption for standard use: between 840 Euros and 1136 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + facade to foresee (between 8000 and 10 000 Euros).

Price = 343.440 Euros (Charming)

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 : 46589

Property Size: 135 m2

Property Lot Size: 440 m2

Bedrooms: 4

Bathrooms: 2

Reference: CM343440E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€343,440

Key Information

Internal Area:	135 sqm
Land Area:	0.04 ha
Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

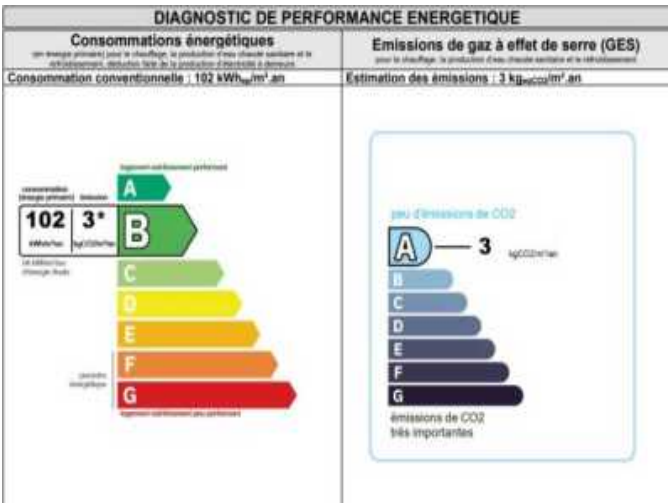
Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

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

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved