

Very cute renovated village house with 55m of living space, 2 bedrooms, a shower room, an attic and cellar.



## INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

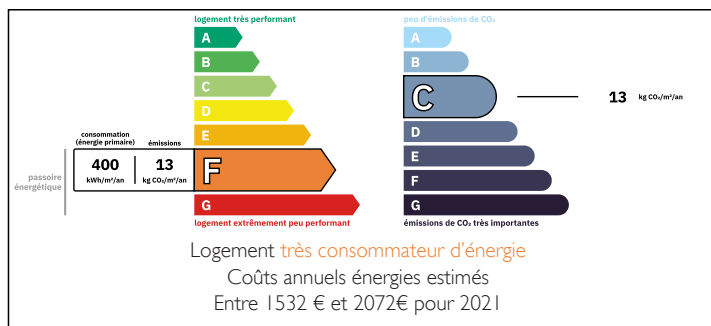


## IN BRIEF

The house is located on the corner of two small streets and therefore benefits from extra light. It is in the centre of Magalas, a large lively village surrounded by vineyards which has many amenities; doctors, dentists, restaurants, supermarkets, petrol station etc. Only 25 km from the Mediterranean and the airport.

The house has a living area of 65m<sup>2</sup> over two floors. The renovations have not been exaggerated and its character has been preserved. There is a small entrance hall, an open-plan living/dining room/kitchen, 2 bedrooms, a shower room, a separate toilet, 2 balconies, a large loft and a cellar.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The footprint of the house is 35m<sup>2</sup>, so the size of the cellar, the first floor, second floor and attic are all about 35m<sup>2</sup> each level.

### Basement:

A large cellar with an exterior entrance, currently housing the washing machine, boiler, wine etc.

### On the ground floor:

Small entrance hall,  
Open-plan living/dining room/kitchen of approximately 31 m<sup>2</sup>,  
An independent wc.

### On the first floor:

Hallway with closet,  
2 bedrooms with pretty balconies,  
Shower room.

### Second floor:

Large attic with a high ceiling that could be converted into an additional bedroom with bathroom, or a terrace depending on permissions granted by the local Mairie.

Please note that all measurements are approximate.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 310 EUR**

**Taxe habitation: EUR**

## NOTES