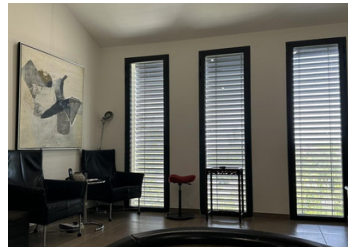


Comfort, elegance, pool and views, near the amenities



INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	4
Bath:	3
Floor:	211 m2
Plot Size:	2022 m2

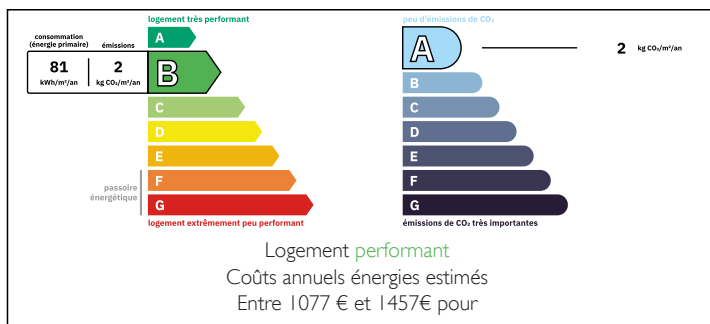
IN BRIEF

Experience the real "savoir-vivre" feeling, just half an hour away from the Mediterranean beaches !

This elegant and comfortable detached house with garden, pool, outbuilding and panoramic views is located in a dominant position on a south-west facing slope, close to the amenities and offers..... everything a Mediterranean heart could wish for !

The property is quietly located, on a small road, in a residential area, on the outskirts of the wine-producing small town of Magalas. This lively and picturesque community offers a pleasant level of activity and numerous amenities including several restaurants, terraces, shops, schools and medical facilities. It is set amidst a beautiful and richly varied Mediterranean hilly landscape, between the sea and the mountains of the hinterland. Accessibility to Magalas is perfect. From the house, one has access to numerous hiking and cycling routes There are...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

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The house finds its origins in the mid-1970s. Since 2015, it has, through an extension and a rigorous renovation, acquired its current form. Despite its classic and elegant appearance, the house is equipped with contemporary comfort with beautiful window frames with highly insulated glass, reversible air conditioning, comfortable bathrooms and a modern fitted...