

Character house with five bedrooms, five bathrooms, wine cave, sauna and south facing terraces



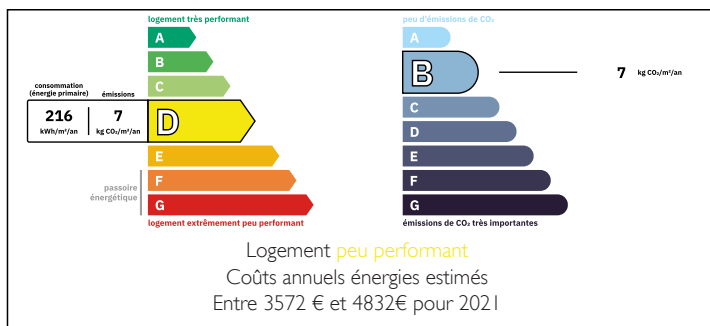
INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	4
Bath:	5
Floor:	250 m2
Plot Size:	70 m2

IN BRIEF

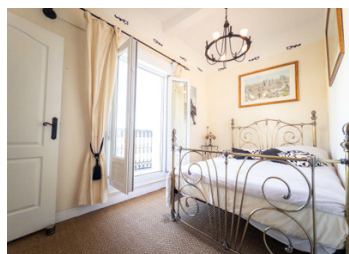
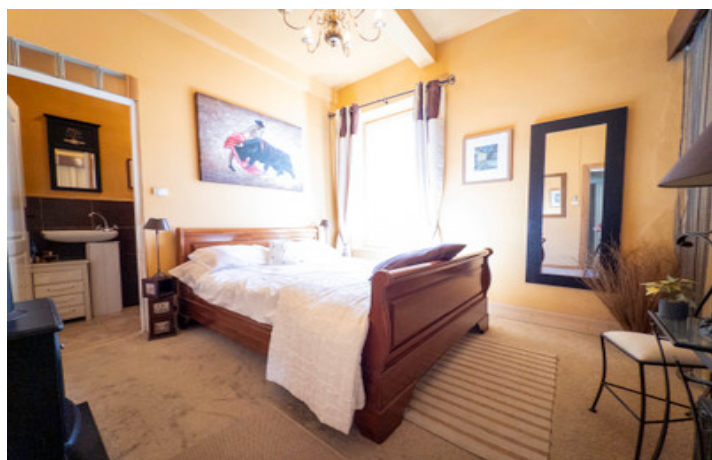
A charming former winegrower's house full of character, located in the heart of Magalas. The property is set over three levels and offers generous living space, with the potential to create a business if desired. On the ground floor, the converted garage provides a large and versatile space with a kitchenette, Finnish sauna, shower room, and WC. This level also includes a wine cellar, an additional shower room, and a bedroom or office. From here, you can step out onto the first terrace, which features a 4-person hot tub and a relaxing outdoor area. The first floor offers a bright, south-facing terrace, a fully equipped kitchen, dining room, lounge, and two bedrooms—each with its own ensuite bathroom—as well as a separate family shower room. The top floor includes a smaller bedroom and a spacious master suite, complete with a sunken...

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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

Located close to the lively centre of Magalas, this former winegrower's home offers unique opportunities. Set over three floors, it provides 250m² of living space and two generous south-facing terraces.

On the ground floor, the converted garage creates a versatile area. Previously used as a commercial space, it is ideal for a business, workshop, or storage. Large bi-folding doors open into this space, which also includes a Finnish sauna, shower room, WC, storage, and a small kitchen/utility area. To the rear, a hallway leads to a 1,100-bottle wine cellar and a ground-floor bedroom with its own shower room. This level connects to the first terrace, which features an inbuilt hot tub, decked areas, and side access to the road.

Stairs lead up to a larger, private south-facing terrace. Inside, the first floor offers a semi-open plan layout with a fully equipped kitchen, dining area with wood burner, and a spacious lounge with large windows and a feature fireplace. A hallway leads to two bedrooms, each with ensuite shower rooms, as well as a separate family shower room with WC.

The top floor includes an additional bedroom and a large master suite with exposed beams, Velux windows, and an open bathroom with sunken bath and shower.

The property is being sold furnished, making it ready to move into straight away.

Magalas is a vibrant village with bars, restaurants, a bakery, grocery store, and post office. Just a few minutes away, you'll find a large supermarket and medical services. The property...

LOCAL TAXES

Taxe foncière: 1337 EUR

Taxe habitation: EUR

NOTES