

Four bedroom townhouse with covered terrace and views located in the centre of Magalas



EXCLUSIVE



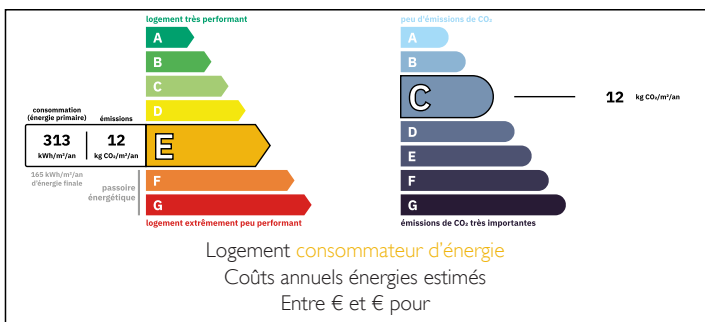
## INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	19 m2

## IN BRIEF

This beautifully appointed townhouse is located in the centre of the charming and popular village of Magalas. The property retains original character throughout, including wooden beams, marble fireplaces and original windows. Arranged over four floors, the house offers bright living space, an equipped kitchen, four bedrooms, a large family bathroom with utility area, a shower room with WC, a further separate WC, and plenty of storage space, including a cellar. The covered roof terrace provides a generous space for relaxing and entertaining, with far-reaching views over the village and surrounding countryside. The property would make an ideal home, holiday home, or rental investment.

## 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

Discover this charming property arranged over four floors.

Ground Floor:

Entrance hall leading to a lounge with a storage cupboard, a fully equipped kitchen, and access to a lower ground floor cave (17m<sup>2</sup>), ideal for storage.

A central hallway provides access to all levels.

First Floor:

The first of two bedrooms, featuring floor-to-ceiling windows and built-in storage. Also on this level is a WC with a shower cubicle and small sink.

Second Floor:

Two further bedrooms, each with built-in storage, along with a separate WC and washbasin.

Third Floor:

A spacious family bathroom with a walk-in shower, sink, and WC. There is also a separate utility area with sink and cupboard space, a small storage area, and access to a covered terrace (approx. 18m<sup>2</sup>) offering water and electricity—ideal for relaxing and entertaining.

The property retains much of its original character throughout, including original tiles, beams, windows, and fireplaces. There is partial double glazing and electric heating throughout. Roof renovated in March 2025

Located in the centre of the village, the property benefits from doorstep access to a grocery store, bakery, bars, restaurants, and many other amenities, with ample parking nearby. A large supermarket is just a 5-minute drive, while Béziers is approximately 20 minutes away and the beaches around 30 minutes.

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: **807 EUR**

## NOTES