

Charming village house with seven bedrooms, large garden, swimming pool and garage



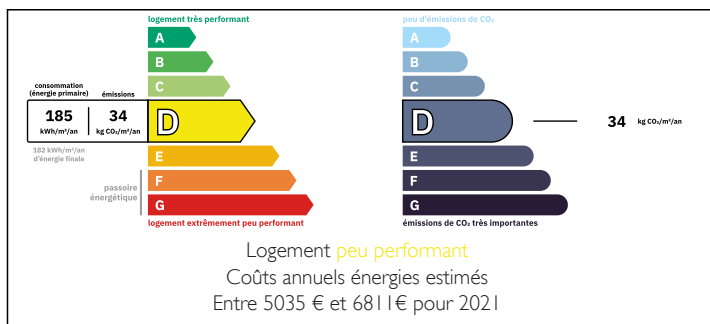
INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	7
Bath:	5
Floor:	270 m2
Plot Size:	610 m2

IN BRIEF

This charming village property is arranged over two floors and offers a spacious home, currently used as a second home and Airbnb rental. It offers plenty of potential. The home retains much of its original character and comprises a reception room, dining room, fitted kitchen with dining area, seven bedrooms, two on the ground floor and two with en-suite bathrooms, a further two bathrooms, storage rooms, and a garage. Outside, a well-established garden offers space to relax, along with a gated tiled pool area featuring an 8 x 3.5m saltwater pool and an exterior washroom with WC. Its central village location offers all amenities within a couple of minutes' walk, while larger commerces can be reached by car in 5 minutes. Magalas is a sought-after village, around 25 minutes from Béziers, 40 minutes from the coast, and under...

ENERGY - DPE



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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

Ground Floor:

Spacious entrance hall with original features leading to the dining room with log burner. This room provides access to the garden. A fully equipped kitchen with utility room and hallway leads to two bedrooms and a bathroom featuring a shower, sink, and WC. There is also internal access to the garage.

First Floor:

A long and bright hallway provides access to the lounge with fireplace, five large bedrooms, and a family bathroom with shower, sink, and WC. Two of the bedrooms have their own en-suite bathrooms, one featuring a bath and the other a shower. There is also an office nook offering views over the garden. Access to the loft provides additional storage space.

Outside:

A spacious and mature garden with lawn, a large gated pool area with swimming pool and space for loungers, a pool house, and a washroom with shower, sink, and WC.

The property retains many original features throughout and benefits from gas central heating and partial double glazing.

The property is currently used as a holiday home and for short-term rentals, with future bookings already in place. It is possible to purchase the house fully furnished.

Room Measurements:

Ground Floor -

Entrance Hall: 20.5m²

Dining Room: 24.5m²

Kitchen: 24m²

Utility Room: 7.75m²

Hallway: 8m²

Bedroom 1: 9m²

Bedroom 2: 12.5m²

Bathroom 1: 6m²

LOCAL TAXES

Taxe foncière: 2620 EUR

Taxe habitation: 2569 EUR

NOTES