



CHARMING VILLAGE HOUSE WITH SEVEN  
BEDROOMS, LARGE GARDEN, SWIMMING POOL  
AND GARAGE

CHARMING VILLAGE  
HOUSE WITH SEVEN  
BEDROOMS, LARGE  
GARDEN, SWIMMING  
POOL AND GARAGE...



PROPERTY FACT FILE	
REFERENCE	A45510DAL34
PRICE	€ 569,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	270 m <sup>2</sup>
LAND	610 m <sup>2</sup>
TOWN	Magalas
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Well

\*Price based on current exchange rate which is subject to change



- Central village location
- Large garden and pool
- Seasonal rental opportunity
- 8 x 3.5 saltwater pool
- 25 minutes to Béziers/Pézenas

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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

## 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: 20.5m<sup>2</sup>

Dining Room: 24.5m<sup>2</sup>

Kitchen: 24m<sup>2</sup>

Utility Room: 7.75m<sup>2</sup>

Hallway: 8m<sup>2</sup>

Bedroom 1: 9m<sup>2</sup>

Bedroom 2: 12.5m<sup>2</sup>

Bathroom 1: 6m<sup>2</sup>

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45510DAL34>

COMPLETE FILE AND PHOTO ON REQUEST

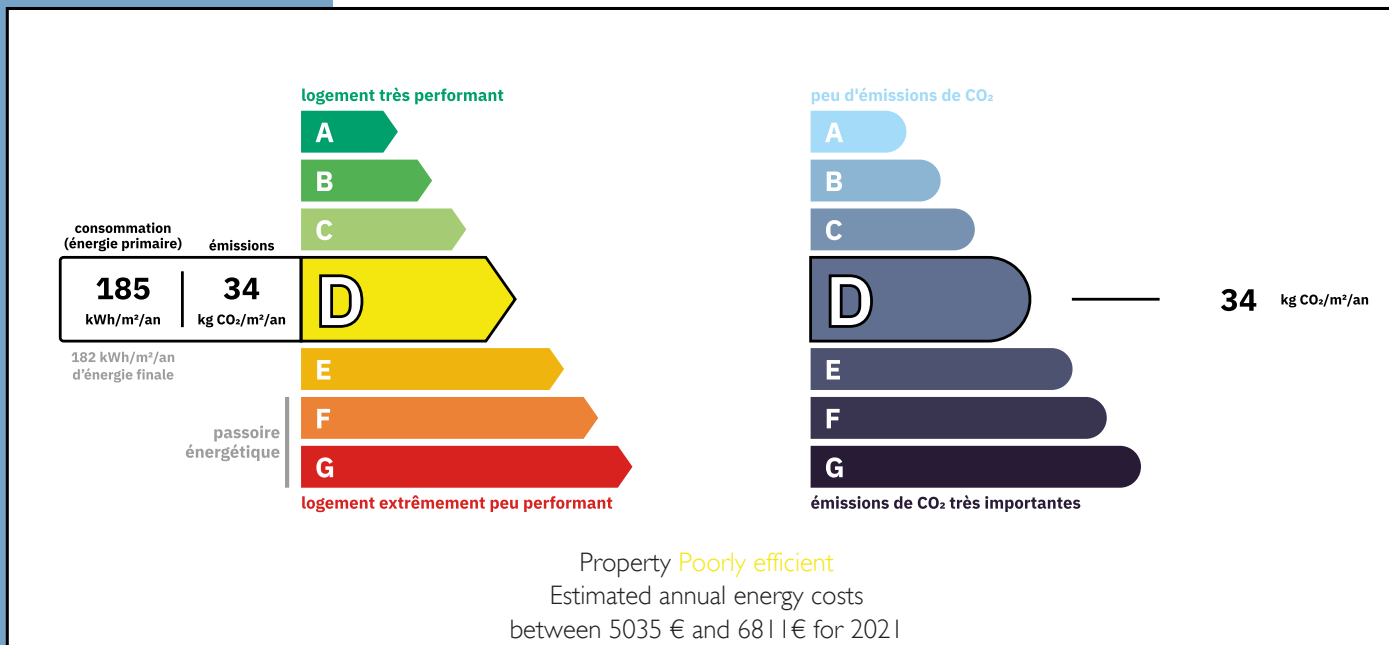


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A45510DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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