LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A45510DAL34
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	270 m²
LAND	610 m²
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





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- 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: 20.5m²
Dining Room: 24.5m²
Kitchen: 24m²
Utility Room: 7.75m²
Hallway: 8m²
Bedroom 1: 9m²
Bedroom 2: 12.5m²
Bathroom 1: 6m²

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45510DAL34

COMPLETE FILE AND PHOTO ON REQUEST

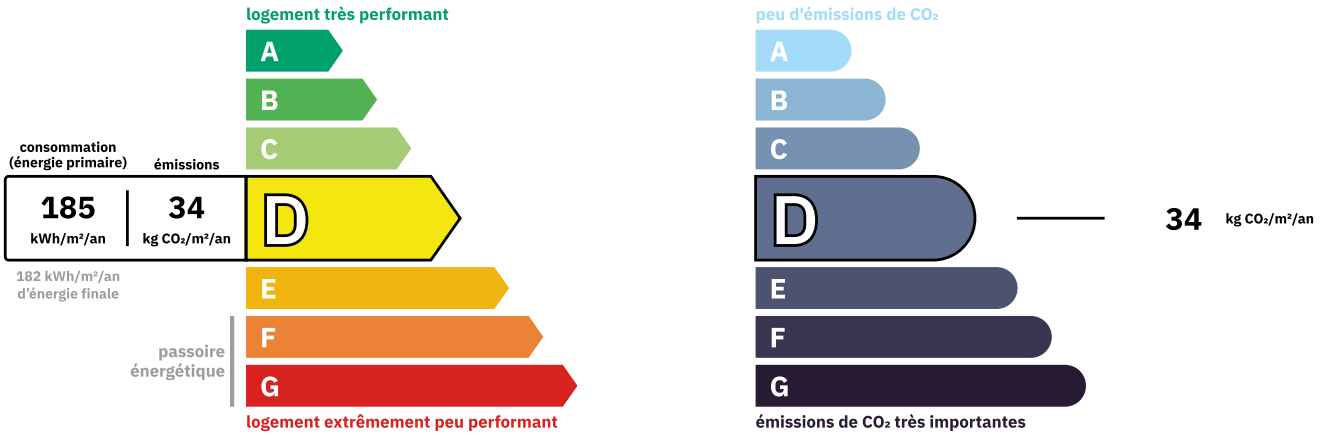
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5035 € and 6811€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A45510DAL34
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