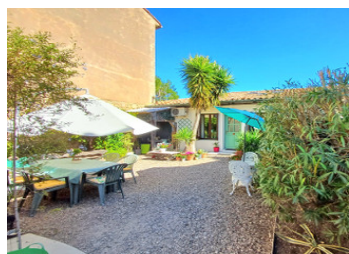


Charming detached character house with 3 bedrooms 3 bathrooms and an independent Gite with 4 bedrooms.

EXCLUSIVE



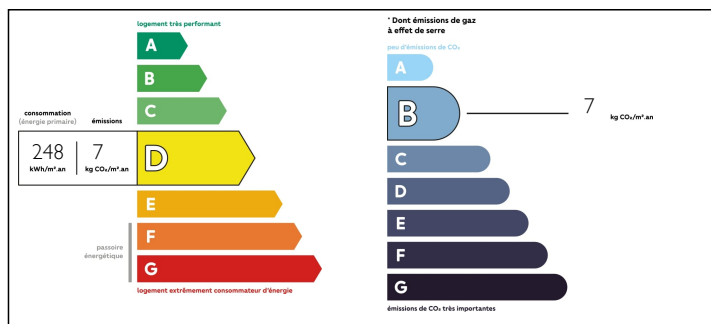
## INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	7
Bath:	7
Floor:	200 m2
Plot Size:	282 m2

## IN BRIEF

A village house full of character, with 200m<sup>2</sup> of habitable space, the main house has 3 bedrooms, a large open-plan living/dining room, a separate fully equipped kitchen, a room/study, a shower room and a very pretty garden. Additionally there is an independent gite with 4 bedrooms all with en-suite shower rooms, providing an excellent source of income. Situated in the lively medieval circular village of Magalas with over 1000 years of history. Surrounded by gentle hills and vineyards the village boasts 14 domains, it provides all amenities; doctors, dentist, chemist, library, patisserie, bar/café, 2 restaurants, super-market etc. 15km to the vibrant city of Beziers and Cap D'Agde airport, 21km to Pezenas and 30k to the Mediterranean Sea.

## 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

This lovely house and garden has retained many traditional features with the addition of a few necessary modern adjustments; double glazing, reversible climatisation, Solar panels and a fitted kitchen etc.

The gated entrance provides private parking space for 2/3 vehicles and leads to the entrance of the main house. On the ground we find a large light and spacious living/dining area with a fireplace, a fully equipped kitchen leading to a further dining room, a study overlooking the garden and shower room plus wc. Stairs to the first floor brings us to the landing corridor, off which are three double bedrooms, one with ensuite and a further shower room with wc.

The separate gite is on the other side of the garden and has four bedrooms each with en-suite facilities, this is a fantastic opportunity for an ongoing successful business.

This lively village is located in a superb position surrounded by vineyards and chateaux, between the Mediterranean and the hills of the Haute Languedoc. With a wonderful climate, moderate rainfall and plenty of sunshine this region offers cities and towns with a rich heritage such as Pezenas famous for its antique shops, cafés, the amazing colourful market every Saturday, theatre and of course Molière - 21km away. Beziers 15km away, Montpellier, Narbonne and not forgetting the Spanish border 164km. The Nearest airport is Beziers Cap D'Agde which has flights to and from; London Luton, Bristol, Manchester, Edinburgh, Stockholm, Paris, Oslo and Dusseldorf. The TGV fast train...

## LOCAL TAXES

**Taxe foncière: 1595 EUR**

## NOTES