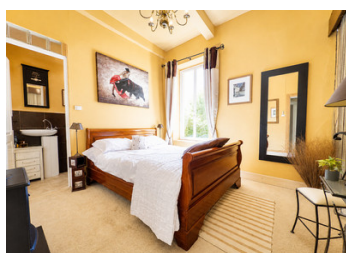
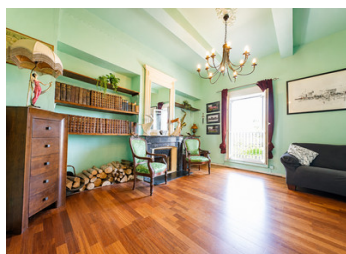


Village house with five bedrooms, Great outside spaces, Finnish sauna and jacuzzi.



INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	4
Bath:	5
Floor:	250 m2
Plot Size:	75 m2

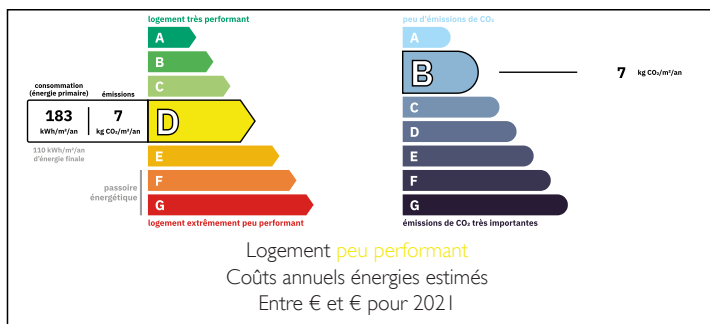
IN BRIEF

A charming winegrower's house located just a short stroll from the village centre. Arranged over three levels, the property offers generous and versatile living accommodation, including a spacious reception room, a dining room with a log burner, and a fully equipped kitchen.

The house features five bedrooms and five bathrooms, three of which are en suite. The converted garage offers excellent potential for a business opportunity and also includes a Finnish-style sauna. In addition, there is a well-equipped wine cellar.

Outside, two split-level terraces provide wonderful spaces for outdoor living. The ground-floor terrace features a four-person hot tub, while the first-floor terrace offers ample space for relaxing and al fresco dining.

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.



LOCAL TAXES

Taxe foncière: 1337 EUR

NOTES

DESCRIPTION

Ground Floor:

The property benefits from both a front and side entrance. The front entrance leads into the converted garage, which can either be used for parking or provides an ideal space for a home business. This area offers ample storage, laundry room, a Finnish sauna, a shower room, and a kitchenette.

To the rear, a hallway leads to the wine cellar and continues through to a shower room with WC. Beyond this is a versatile bedroom or office, which opens directly onto the south-facing terrace.

The terrace features a four-person hot tub and provides a wonderful space to relax and enjoy the sunshine. External stairs lead up to the first floor.

First Floor:

A spacious terrace provides a welcoming outdoor entertaining area before entering the dining room and semi-open-plan fitted kitchen. The bright lounge benefits from dual-aspect windows, creating a light and airy living space. This floor also offers two bedrooms, both with en-suite facilities, as well as a separate family shower room.

Second Floor:

A hallway leads to a further bedroom and the impressive principal suite, featuring a vaulted ceiling and an open-plan en-suite bathroom with a bathtub.

Additional Features:

The property benefits from electric heating, reversible air conditioning, double glazing throughout, and a wealth of character.

Room Measurements (Approx):

Ground floor:

multi-functional room of 33m²,
wine cellar of 8.75m² with a capacity of 1100 bottles of wine,