

4 bedroom house for sale

Country House For Sale



Price: €320,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Magalas Languedoc-Roussillon

Lovely winemakers house full of character with original features, a terrace, garden and large garage plus shop. The house offers 156m2 of living space with four bedrooms, a large open plan kitchen dining room and a large lounge. The terrace is 115m2 and the garden a further 250m2 with plenty of space for an above ground pool.

It was renovated in 2010 with a new roof, reversible air conditioning (heating and cooling) and solar hot water. There is still some work to be done on the terrace and the attic can be renovated. There is also a building that can be renovated or extended in the garden.

The 180m2 garage at street level has been used as a workshop / gallery and has commercial status, as does the smaller shop of 40m2. These could both be rented for additional income.

First floor (ground floor of the house)

Lounge of 35m2 and kitchen / dining of 44m2 leading to the terrace. WC & washhandbasin under the stairs.

Second floor

2 bedrooms of 15m2, 2 bedrooms of 17m2, shower room with WC 3.5m2.

Attic

35m2 available to convert.

Exterior

115m2 terrace on the level of the ground floor of the house, 250m2 garden up some steps.

Taxe Fonciere 2000? per year

Agency commission included in the advertised price and payable by the sellers.

