



## House 4 bedroom(s) for sale



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 394,040.17

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Magalas
Postleitzahl:	34480
Veröffentlicht:	29.07.2024

### Beschreibung:

Rare well-preserved, beautiful and cosy winegrowers house of 205 m2 on two levels and garage of 150 m2 with professional lift for cars. (sold separately) A dream for those who love to tinker with cars and are looking for a house in traditional style. The house has high ceilings, beautiful original tiled floors, original windows and terraces both east and west on the same floor as the main kitchen. You enter the house on first floor from the western terrace (50 m2) where you will find a cloakroom, a furnished hallway, a fully equipped kitchen, a dining room, a guest WC with washbasin and a private shower room with WC and washbasin, a bedroom, a living room, a linen room, a laundry room, a storage room and a glazed veranda with access to the eastern terrace (22 m2) facing a cul-de-sac. From here there is a staircase leading down to the courtyard and parking for one car with entrance from the cul-de-sac. On this level are also a couple of storage rooms and the large garage of 150 m2 equipped with a professional car lift. On second floor there are 3 bedrooms, one with ensuite shower/wc, a separate shower/wc room, linen room, furnishable corridor and fully equipped kitchen. At the very top there is an attic for storage, partly full standing height. Heat source is a pellet stove in the corridor on first floor. The house has been lovingly renovated and electrical installations and plumbing are modernised. The house can be sold partly furnished.

Legal Mentions (in French) : Honoraires a la charge du vendeur.



Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Gebaut: 1899

### Allgemein

Schlafzimmer: 4  
Badezimmer: 3  
1/2 Badezimmer: 3  
Fertige m<sup>2</sup>: 205 m<sup>2</sup>  
Grundstücksgröße: 75 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 7

### Gebäudedetails

Anzahl der Parkplätze abseits der Straße: 3

### Mietdetails

Möbliert: Ja

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX5.949.134

