



## House 4 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 396,980.18

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Magalas
Indicatif régional:	34480
Soumis:	29/07/2024

### Description:

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.



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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) .

Année: 1899

### Commun

Chambres: 4  
Salle de bains: 3  
1/2 baths: 3  
Pied carré fini: 205 m<sup>2</sup>  
Dimensions du lot: 75 m<sup>2</sup>

### Room details

Total rooms: 7

### Building details

Number of Off Road Parking: 3

### Rental details

Furnished: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.949.134

