



## House 3 bedroom(s) for sale



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: EUR 425,000

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34480  
Posted: Dec 17, 2024

### Description:

**Exceptional Modern Single-Story Villa in Saint-Genies-de-Fontedit - 5 Rooms | Landscaped Garden | Heated Pool | Jacuzzi | Terrace | Garage | Eco-Friendly Features - €425,000**

Looking for a modern, practical oasis? This 133 m2 single-story villa, built in 2020, is a gem of comfort and style, ideal for family living or relaxing retreats.

### Interior Features:

- **Living Space:** 133 m2 thoughtfully designed with 5 rooms.
- **Bedrooms:** 3 bedrooms, including a master suite for ultimate comfort.
- **Living Area:** A bright, welcoming living room with an open modern kitchen.
- **Office:** A dedicated space perfect for working from home or extra storage.
- **Bathrooms and WC:** 2 bathrooms and a WC for your comfort and convenience.



- **Ducted Reversible Air Conditioning:** Enjoy a comfortable temperature all year round.
- **Eco-Friendly Amenities:** Electric vehicle charging station, solar panels for self-consumption, thermodynamic water heater, and water softener.

### **Dream Outdoor Spaces:**

- **Saltwater Heated Pool:** Relax in a heated saltwater pool with an electric cover for safety and easy maintenance.
- **Summer Kitchen and Outdoor Bathroom:** Perfect for entertaining and enjoying sunny days.
- **Jacuzzi:** Unmatched relaxation in your own backyard.
- **Storage Space:** Two outdoor sheds for additional storage.
- **Garage and Parking:** Space for multiple vehicles inside the property, plus a garage to protect your car.

### **Prime Location:**

Located just 6 minutes by car from Magalas train station, this villa offers quick access to all amenities. ALDI, Intermarche, schools, bakeries, butcher shops, and post offices are all nearby, making this location a true asset.

Don't miss this unique opportunity!

**Magalas** is a charming, historic village in the heart of the Languedoc-Roussillon region, known for its scenic vineyards, Mediterranean climate, and close-knit community. Located just 20 minutes from Beziers and 30 minutes from the Mediterranean coast, Magalas offers the tranquility of village life with easy access to city amenities and beaches.

The village is rich in history, with cobblestone streets, medieval architecture, and the beautiful Saint-Laurent church overlooking the surrounding landscape. Magalas hosts vibrant weekly markets, where local artisans and farmers sell fresh produce, regional wines, and artisanal goods. For families, the area offers excellent schools, convenient shopping (including supermarkets like ALDI and Intermarche), bakeries, and pharmacies. Outdoor enthusiasts will enjoy nearby hiking trails, cycling paths, and vineyards, making it an ideal spot for those who appreciate nature and a relaxed, outdoor lifestyle.

Magalas is also well-connected, with a nearby train station and easy access to main



highways, making commuting and travel convenient. With its mix of heritage, community spirit, and modern amenities, Magalas offers a balanced lifestyle where French tradition meets modern comfort.

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

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

Built: 2020

### Common

Bedrooms: 3  
Bathrooms: 3  
1/2 baths: 1  
Finished sq. ft.: 133 sq m  
Lot Size: 808 sq m

### Room details

Total rooms: 5

### Building details

Number of Off Road Parking: 2  
Number of Garages: 1  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.509.838

