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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 156m<sup>2</sup> of living space with four bedrooms, a large open plan kitchen dining room and a large lounge. The terrace is 115m<sup>2</sup> and the garden a further 250m<sup>2</sup> 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 180m<sup>2</sup> garage at street level has been used as a workshop / gallery and has commercial status, as does the smaller shop of 40m<sup>2</sup>. These could both be rented for additional income.

**First floor (ground floor of the house)**

Lounge of 35m<sup>2</sup> and kitchen / dining of 44m<sup>2</sup> leading to the terrace. WC & washhandbasin under the stairs.

**Second floor**

2 bedrooms of 15m<sup>2</sup>, 2 bedrooms of 17m<sup>2</sup>, shower room with WC 3.5m<sup>2</sup>.

**Attic**

35m<sup>2</sup> available to convert.

**Exterior**

115m<sup>2</sup> terrace on the level of the ground floor of the house, 250m<sup>2</sup> garden up some steps.

Taxe Fonciere 2000? per year

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

