

Sumptuous townhouse, 6 bedrooms, garden. Separate guest house. Ideal for large families. South of France



## INFORMATION

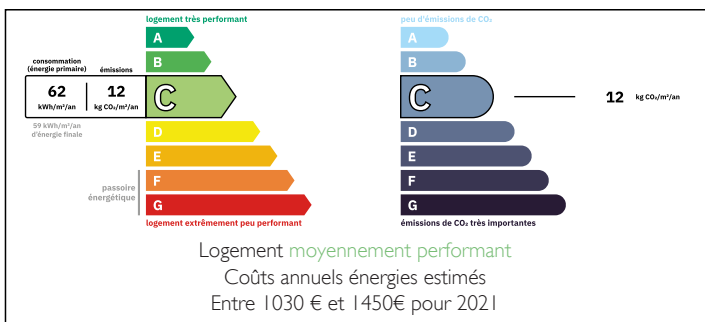
Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	6
Bath:	5
Floor:	228 m2
Plot Size:	1450 m2

## IN BRIEF

A superb opportunity to acquire one of the most prestigious town houses in Lamalou les Bains. Offering 228 m<sup>2</sup> of living space, this spacious and charming house with its well preserved period features offers a romantic and comfortable living environment. Very well laid out around a magnificent staircase, this 3-storey house comprises a fitted kitchen with utility room, dining room, living room, 5 bedrooms, 2 of which are master suites and 1 with en-suite family bathroom. A huge attic and large cellars in the basement complete the property. A small independent apartment with a terrace, bedroom, kitchen and shower room is rented out to spa guests. An interesting little income. Large terraces adorn the south and north sides of the house, and the garden wraps around the house! Surrounded by greenery, this house is a haven of peace in...

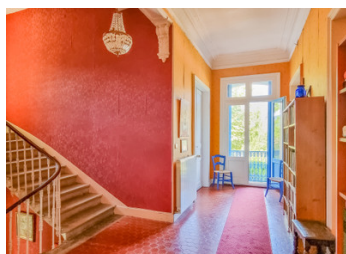


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This detached house with its private garden is part of a condominium complex comprising several buildings. The co-ownership management fees are around €2,000 per year.

Floor plan of the house:

Ground floor: Living room, dining room, fitted kitchen, utility room, shower room with toilet. Separate small apartment with kitchen, shower room and bedroom with terrace.

First floor: a majestic corridor leading to a very bright bedroom with ensuite bathroom and balcony, a bedroom with ensuite bathroom and toilet also accessible from the corridor, a spacious bedroom used as a study, two adjoining bedrooms with shower room and toilet.

2nd floor Attic

Basement: Various cellars

Technical area:

Gas central heating with De Dietrich boiler

Water softener

Solar panel on roof for hot water only

Wooden single and double glazed windows

## LOCAL TAXES

**Taxe foncière: 3405 EUR**

**Taxe habitation: EUR**

## NOTES

Lamalou les Bains has a highly reputable weekly market, cafés, excellent restaurants and little shops. There is a cinema, casino and theatre with a season of Opera, Operettas and other entertainments in July and August. The town offers free entertainment, music, cabaret etc... There is a 9 hole golf course only 5 min drive away. The National Park of the Haute Languedoc is an area of outstanding natural beauty. Lakes and rivers for bathing, swimming canoeing and water sports are within easy reach. Lamalou is a spa town, popular for its water therapies and is very accessible to disabled people. Golden, sandy, Mediterranean beaches 45 minutes by car. Some of the best wines in France are available locally. Widely regarded as possibly the most dynamic department...