

House in town center with garden and garage, 2 bedrooms and 1 independent bedroom with shower room

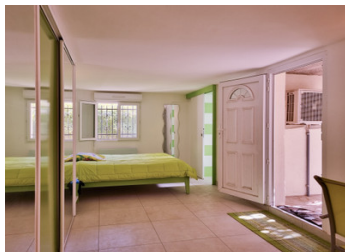


## INFORMATION

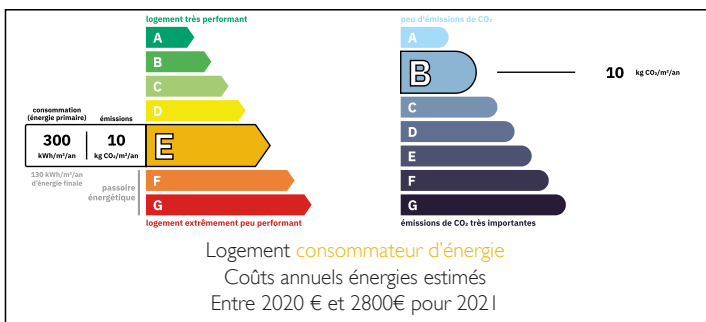
Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	340 m2

## IN BRIEF

In the center of Lamalou les Bains, within walking distance of all amenities, charming house in good condition with veranda, garage and garden. Approximately 89 m<sup>2</sup> of living space over 2 levels. The main part comprises a living kitchen opening onto a spacious heated veranda, two bedrooms, a shower room and separate toilet. A large bedroom with shower room and toilet is accessible from the outside on the garden level. Entirely fenced in, pets can easily move in and out of the garden, and the gate makes it easy to access the garage or park on the grounds. It's worth noting that this is a bright house.



## 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.



## LOCAL TAXES

**Taxe foncière: 704 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Heating system: electric radiators and air conditioning in veranda

PVC double-glazed windows and manual roller shutters in bedrooms and electric shutters in living room and kitchen

Sewage system: connected to mains drainage

The village centre is just a short walk. Lamalou les Bains has a 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. in the square -far enough away not to disturb you if you want a quiet stay! 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 in Occitanie the landscapes are just as wild and beautiful. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines. Beziers Airport – 45 minute drive (Flights: London Luton, Edinburgh, Manchester, Bristol) Carcassonne, Montpellier, Perpignan Airports about 1 hour 30 min by car.

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Information about risks to which this property is exposed...