

A character property consisting of 2 rented flats



## INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	295 m2

## IN BRIEF

A character property consisting of 2 rented flats

In the heart of the lively small town of Lamalou les Bains, on the central marketplace, is located this stately detached property.

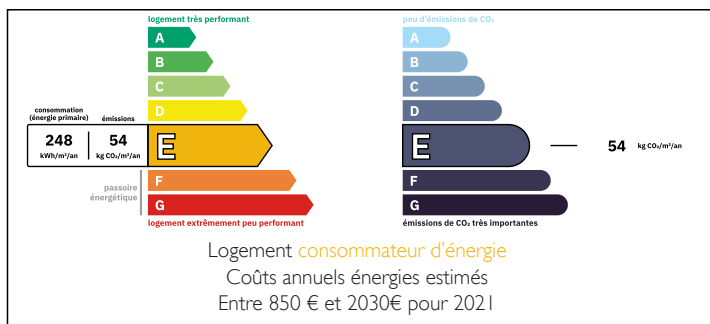
The house offers 2 floors. On each floor is located an apartment. At street level, there's a 2-bedroom apartment of 82 m<sup>2</sup> with a spacious balcony. This apartment is rented for 650,- € / month.

On the garden level there is a 1-bedroom apartment of 49 m<sup>2</sup>. This apartment is rented for 520,- € / month.

In addition, there are 2 storage rooms of 11 m<sup>2</sup> and 13 m<sup>2</sup>.

Both tenants have been on site for many years. Because Lamalou les Bains is known for its thermal baths, there's always something going on. If one of the actual tenants would decide to move , it should not be difficult to find another tenant...

## 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

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Because Lamalou les Bains is known for its thermal baths, there's always something going on. If one of the actual tenants would decide to move, it should not be difficult to find another tenant soon.

Lamalou les Bains is a friendly destination with its own golf club, numerous restaurants and various other facilities, most of which are within walking distance.

The municipality is part of the nature-rich "Parc Naturel Régional du Haut Languedoc" with its many recreational facilities and is also located on "La Voie Verte" from where one can cycle about 70 kilometers, almost without car traffic, on a former train track. There are also numerous hiking trails, through nature or the vineyards, to be explored from the flats.

The accessibility of Lamalou les Bains is also perfect: the historical city of Béziers (High speed train station and international airport )...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES