

House with 2 Fully Equipped 4-Star Cottages, Absolute Tranquillity & Attractive Income on 1000 m



INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	4
Bath:	2
Floor:	198 m ²
Plot Size:	1000 m ²

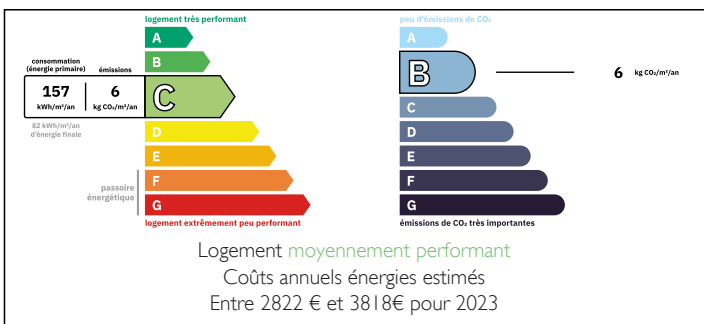
IN BRIEF

Situated on the heights of Lamalou-les-Bains, in a peaceful setting, this property comprises two independent T3 apartments (spacious living/dining area, separate kitchen, 2 bedrooms, a bathroom, and a separate WC). A large utility room completes the lower apartment, while the upper apartment benefits from converted, unheated attic space. Currently operated as 4-star holiday cottages, both units are fully equipped.

This property offers a variety of uses, including a turnkey rental investment, a main residence with a tourism activity, a second home, or a multigenerational family residence, allowing everyone to gather while maintaining separate living spaces.

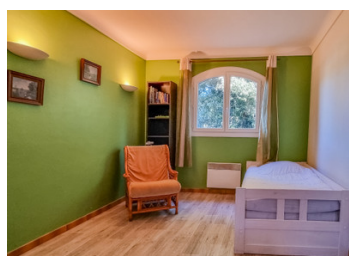
Set on a 1005 m² plot, it generates annual rental income of €18,000–€21,000, depending on the year. A rare opportunity in the area. Fiber optic internet, photovoltaic panels, and a thermodynamic water heater contribute to comfort and efficient running costs. A must-see!

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

Located on the heights of Lamalou-les-Bains, a renowned medical spa town in the Hérault region, this property enjoys a peaceful setting away from noise, while remaining close to local amenities and the thermal baths. The residential environment and unobstructed views of the surrounding hills make it particularly appealing to spa patients and holidaymakers alike.

The house offers 198 m² of living space, divided into two completely independent T3 apartments, each with its own outdoor space. This rare configuration provides exceptional flexibility of use, making it suitable for a variety of life projects or investment purposes. The property is sold furnished, making it a turnkey seasonal rental investment, already successfully operated, but it is also ideal for those looking for additional accommodation for parents or children, allowing everyone to maintain autonomy while being under the same roof.

Layout of the apartments

The first apartment (upper unit), spread over two levels, offers comfortable living spaces including a living room, dining room, two bedrooms, a bathroom, and a separate WC, as well as additional upstairs rooms that can be adapted to your needs (bedrooms, office, leisure space). A large terrace allows for outdoor dining and gardening.

The second apartment (single-storey) impresses with its bright, spacious living area, exposed beams, high ceilings, and functional layout, comprising two bedrooms, a large bathroom, a separate WC, and a large utility room. Highly appreciated both as a seasonal rental and for private use, it also benefits from a terrace and garden for enjoying outdoor life.

Technical...

LOCAL TAXES

Taxe foncière: 1141 EUR

Taxe habitation: EUR

NOTES