

Lamalou les Bains, 10 minutes' walk from the town centre, charming house with terrace and flower garden



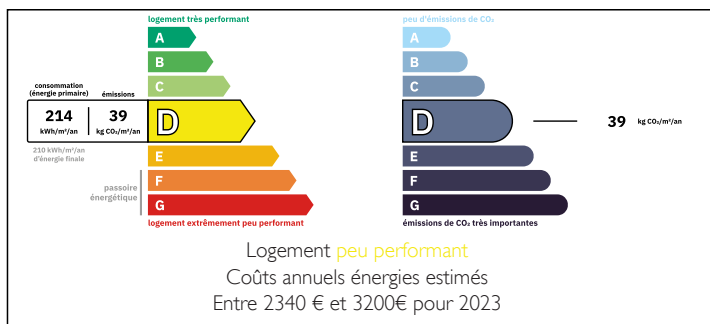
INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	660 m2

IN BRIEF

For those who dream of a bucolic home with the feel of an artist's studio, this rare property is made for you! Well exposed with a beautiful view, this house offers great potential for renovation. After some renovation work, it will become a true paradise. Organised on two separate levels, it allows for a variety of projects : main residence with professional space, independent accommodation or family home. Upstairs, there is a bright flat with a bedroom, a kitchen with a terrace leading to the garden, a double-glazed veranda, ideal for a painter, a second living room and a large bathroom with a corner bath and shower. On the ground floor, formerly a workshop, accommodation is to be finalised. You will find a large bedroom, a spacious office that could easily be converted into a second bedroom, a...

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: **690 EUR**

NOTES

DESCRIPTION

This fenced house has spacious rooms set in grounds of almost 600 m².

FEATURES:

- Fenced
- Town gas central heating with condensing boiler
- Solar panels with EDF contract
- PVC double-glazed and wooden windows
- Electrical wiring redone on the first floor
- Two garden sheds for storing equipment
- The shed is used as a workshop and laundry room

First floor:

- Veranda converted into a living room (approx. 23 m²)
- Living room (approx. 25 m²)
- Kitchen (approx. 8 m²) opening onto the terrace, ideal for dining in summer and on sunny days!
- Bedroom (approx. 12.60 m²)
- Bathroom with WC (approx. 7.50 m²)

Ground floor:

- Fitted kitchen (approx. 7.50 m²)
- A room to be converted (approx. 12 m²)
- Hallway with storage (approx. 7.50 m²)
- Shower room (approx. 1.70 m²)
- Living room converted into an office (approx. 17 m²)
- Separate WC
- Bedroom (approx. 19 m²)
- Storage room (approx. 13.84 m²)

Lamalou-les-Bains is a small town with all amenities and services, a weekly market, cafés, excellent restaurants and shops. There is a cinema, a casino and a theatre with a wonderful programme of operas and operettas for its festival in July and August. The town offers free entertainment: music, cabarets, etc. There is a 9-hole golf course 5 minutes away by car. The Haut Languedoc National Park boasts a magnificent natural environment. The lakes and rivers are perfect for swimming or water sports. Lamalou is a spa town well known for its thermal