

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

EXCLUSIVE



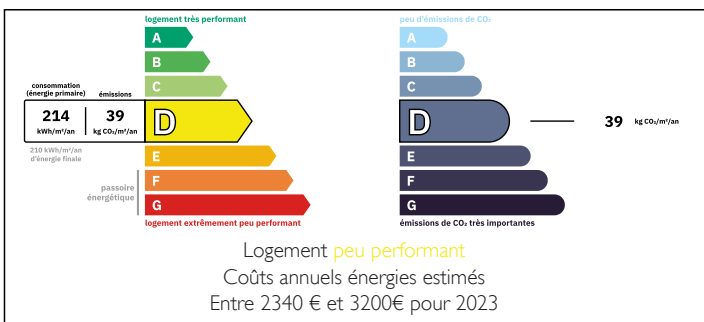
INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	595 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



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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 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

LOCAL TAXES

Taxe foncière: **690 EUR**

Taxe habitation: **EUR**

NOTES