



my-french-house.com

Property Reference: **MFH-LFR-RL695500E**

# Renovated Stone Home On 2.5ha With Pool In The Heart Of Nature On The...

**Beziers, Hérault, Occitanie**



## €595,000

inc. of agency fees

6 Beds

5 Baths

Superbly renovated stone home (former XVIIth sheepfold with a large extension dating from 2004), offering 385 m2 of living space including 6 bedrooms and 5 bathrooms, perched above Lamalou les Bains,...

### At a Glance

**Reference** MFH-LFR-RL695500E

**Bed** 6

**Near to** Beziers

**Bath** 5

**Pool** No

**Price** €595,000

**Land Tax** N/A

### Property Description

Superbly renovated stone home (former XVIIth sheepfold with a large extension dating from 2004), offering 385 m2 of living space including 6 bedrooms and 5 bathrooms, perched above Lamalou les Bains, in the heart of the maquis, on 24485 m2 of woodland with a stream, two water sources and a large pool. Calm, peaceful, for nature and hiking lovers ! Ideal too for 2 families !

Property features:

Swimming pool

Commercial

Immediately habitable

Reduced price

Bed & Breakfast

Includes one or more Gites

House

Riverside location

Rural location

Property Details:

Outside a hamlet of 800 altitude, 10 minutes to shops and restaurants, 10 minutes from St Gervais sur Mare, 15 minutes north of Lamalou les Bains and Herepian, 10 minutes walk from the Gorges d'Heric, 45/50 minutes from Beziers and about 1h15 from the coast, 1h30 from Montpellier.

Superbly renovated stone home (former XVIIth sheepfold with a large extension dating from 2004), offering 385 m2 of living space including 6 bedrooms and 5 bathrooms, perched above Lamalou les Bains, in the heart of the maquis, on 24485 m2 of woodland with a stream, two water sources and a large pool. Calm, peaceful, for nature and hiking lovers ! Ideal too for 2 families !

Ground = Entrance hall of 20 m2 + equipped kitchen/dining room of 47 m2 (upper and lower units, hob, extractor, 2 fridges, 2 freezers, 2 ovens, dishwasher and sink) + lounge of 41.4 m2 + utility room of 9.4 m2 + lounge/pub of 36.6 m2 with access to a snooker room of 17.6 m2 with access to an office/bedroom of 25 m2 + bathroom of 6.5 m2 (bath, shower, washbasin and wc).

1st (Part A) = Hall of 19.2 m2 + en suite bedroom of 31 m2 with 2 dressing rooms of 14 m2 and 10 m2 + bathroom of 12.5 m2 (bath, shower, washbasin and wc) + washroom of 7.6 m2 (shower, washbasin and wc) + 2 bedrooms of 21 and 15 m2 + en suite bedroom of 18.8 m2 with washroom of 3 m2 (shower, washbasin and wc) .

1st (Part B) = Bedroom of 18.7 m2 with independent wc and handbasin and access to a bedroom of 14 m2 with shower and washbasin.

Exterior = 24485 m2 of land (flat and terraced with beech, oak and chestnut woods) + water stream with sources+ aromatic garden + pool (11x5m) + car porch + wine cave.

Extras = Oil central heating (underfloor heating installed but heat pump to connect) + annual land tax of 2500 € + double glazed windows + quality materials + possibility to buy the house fully furnished + home rented 2400 €/week or 330 €/night in summer + septic tank up to standard norms + natural source water (120 €/year).

Price = 595.000 € (For nature, peace and wood lovers!)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate.

## Key Information

Property type:	Village house
Bedrooms:	6
Bathrooms	5
Price	€595,000
Address	Beziers, Hérault, Occitanie

## Additional Information

## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

### Buying French Property Just Got Easier...

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2017 my-french-house.com All Rights Reserved