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## Town House With A Gite, 3 Garages, Garden Of 280 M2 And A Terrace With...

Lamalou Les Bains , Herault , Occitanie



# €280,800

inc. of agency fees

5 Beds

3 Baths

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway,...

### At a Glance

<b>Reference</b>	MFH-LFR-BL280800E	<b>Near to</b>	Lamalou Les Bains	<b>Price</b>	€280,800
<b>Bed</b>	5	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway, and 40 minutes from the coast.

Town house to refresh (part of a former tannery) with 110 m<sup>2</sup> of living space including 3 bedrooms and very nice terrace with views onto the river plus a renovated gite of 50 m<sup>2</sup> (2 bedrooms), the whole with access to a 280 m<sup>2</sup> garden. The property has 2 large garages and a workshop, in the heart of the town centre and on the rivers bank. Very nice !

#### Main house

Ground = 2 Garages of about 70 m<sup>2</sup> and 50 m<sup>2</sup>.

1st = Living room/lounge of 35.4 m<sup>2</sup> + equipped kitchen of 10.9 m<sup>2</sup> (upper and lower units, extractor, electric oven, hob, sink) with access to a veranda of 15 m<sup>2</sup> and terrace of 50 m<sup>2</sup> + hall of 5.5 m<sup>2</sup> + bedroom of 12.2 m<sup>2</sup> + en suite bedroom of 11 m<sup>2</sup> with shower and handbasin (1.8 m<sup>2</sup>) + shower room of 3 m<sup>2</sup> (shower, washbasin and wc) + office /bedroom of 15 m<sup>2</sup>.

#### Gite

Ground = Workshop of about 30 m<sup>2</sup>.

1er = Kitchen/dining room of 9.5 m<sup>2</sup> (hob, extractor, sink) + lounge of 12.9 m<sup>2</sup> + 2 bedrooms of 11.2 m<sup>2</sup> and 10.9 m<sup>2</sup> + washroom of 2.4 m<sup>2</sup> (shower and washbasin) + wc with handbasin.

Exterior = Terrace of 50 m<sup>2</sup> + garden of 280 m<sup>2</sup> with workshop.

Extras = Reversible air conditioning + annual property tax of about 1900 € + some refreshments to foresee in the main house.

Price = 280.800 € (Right in the town centre with a garden !)

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. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 41349

Property Size: 110 m<sup>2</sup>

Property Lot Size: 606 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: BL280800E

#### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

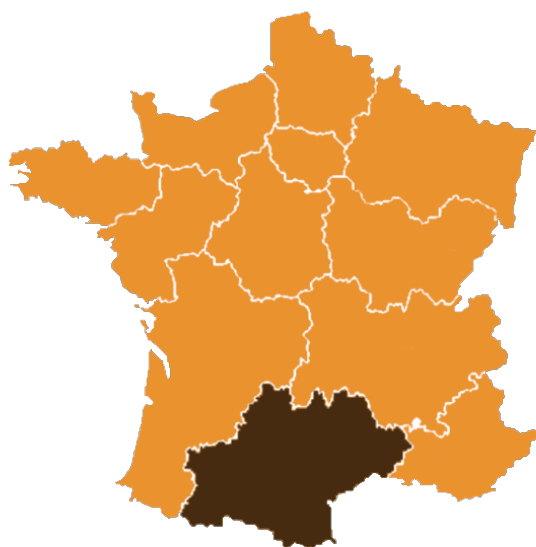
Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€280,800

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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