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Gorgeous Stone Property With Main House, Gites And Annexes On 2564 M2...

Lamalou Les Bains , Herault , Occitanie



€399,600

inc. of agency fees

6 Beds

3 Baths

Magnificent hamlet right in the heart of the Natural Park of Languedoc (without shop) located at 5 minutes from Combes (with a delicious well known restaurant), 10 minutes from Lamalou-les-Bains (thermal...

At a Glance

Reference	MFH-LFR-CL421200E	Near to	Lamalou Les Bains	Price	€399,600
Bed	6	Bath	3	Land Tax	N/A
		Pool	Yes		

Property Description

Magnificent hamlet right in the heart of the Natural Park of Languedoc (without shop) located at 5 minutes from Combes (with a delicious well known restaurant), 10 minutes from Lamalou-les-Bains (thermal city with all shops) and 1h from the beach !

Sublim stone buildings comprising a main habitation of 168 m2 comprising 4 bedrooms (with a magnificent en suite master bedroom), 2 lounges, a full equipped kitchen and living, 2 bathrooms plus 2 terraces with stunning views ! Plus a former bergerie that has been converted into a 50 m2 gite, comprising 2 bedrooms, a kitchen area (sink and unit) and a shower room (just outside the building). Several more stones annexes, the all on a beautiful 2564 m2 land with pool area (stunning view) and several outside spaces to sit down and relax ! Unique !

Main house

Ground = Entrance by a large terrace (south-east facing) of 26 m2 (stunning view) + large lounge of 30 m2 with its beautiful old fireplace + lounge of 21 m2 + bedroom of 15.63 m2 + corridor of 2.39 m2 with 2 bedrooms of 7.49 m2 (access to the terrace) and 8.78 m2 (cupboard) + shower room of 7 m2 (WC, sink, bath) + fully equipped kitchen of 28 m2 (lower and higher units, electric oven, gaz hob, dish washer, fridge, access to the garden/pool).

1st = Magnificent original stone staircase leading on a spacious and beautiful master bedroom of 46 m2 comprising a bedroom of 30 m2 (large windows looking on the hills) with access to a terrace (panoramic breathtaking view) + dressing area of 8 m2 + bathroom of 8.60 m2 (WC, basin unit, bath).

Former bergerie converted into a gite of 50 m2 =

Large room (loft style) of 50 m2 offering 2 bedrooms + kitchen with sink and cupboard (independent access) + terrace of 33 m2 + washroom (just outside) of 3.71 m2 (WC, basin unit and shower).

Several cellars with a total of 60 m2.

Former barn/laundry room of 25 m2.

Former shed of 17 m2.

Exterior = Several plots of land with a total of 2564 m2 offering a superb pool area, totally private (salted pool of 6x3m) with spectacular view + several terraces where you can relax.

Extras = Lots of character (exposed beams, original stone floor) + double glazing + electric heating and fireplace + wooden shutters + on main sewage + roof in good condition + hot water with solar pannels + private parking space and a parking nearby + fiber + estimated amount of annual energy consumption for standard use: between 2180 € and 3000 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1111 €.

Price = 399.600 € (A must see ! So charming !)

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

Property Id : 49001

Property Size: 218 m2

Property Lot Size: 2,564 m2

Bedrooms: 6

Bathrooms: 3

Reference: CL421200E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€399,600

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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