Click to view MFH-LFR-CL421200E

# **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

3 Bath

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  $2180 \in$  and  $3000 \in$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of  $1111 \in$ .

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 3

Bathrooms

€399,600 Price

# **Key Information**

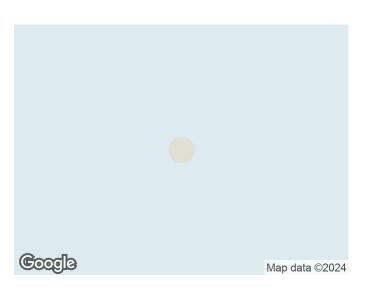
Property Features:

Immediately Habitable

> Swimming Pool? Yes

## **Location: Occitanie**





# Gallery



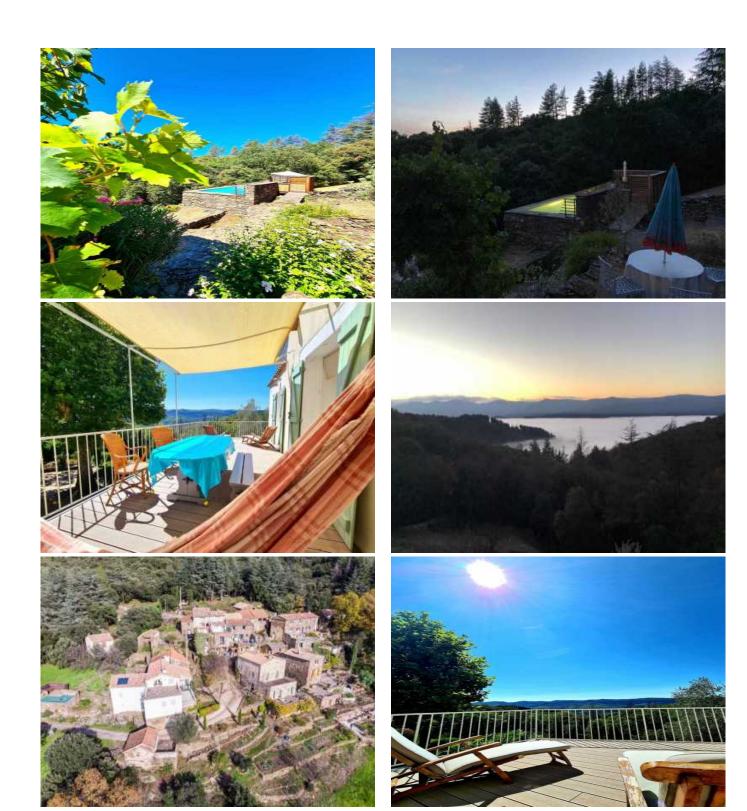








































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

### 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.

S. and L. BROWN



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 ©2004-2024 my-french-house.com All Rights Reserved