



## Charming French Retreat with Panoramic Valley Views & Private Pool

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 440,959.32

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Les Aires
Ταχυδρομικός κωδικός:	34600
Δημοσιεύθηκε:	01/05/2026
Περιγραφή:	

### Summary

Set just a 2-minute drive from the renowned spa town of Lamalou-les-Bains, this charming detached property offers space, character, and truly breathtaking views across the valley and surrounding mountains.

Accessed via a gated driveway, the property welcomes you with a sense of privacy on arrival. Steps lead up to the front entrance, where you are greeted by a bright and inviting interior. To the right sits a well-positioned kitchen, while straight ahead opens into a spacious dining and living area, complete with a feature open fireplace—perfect for cosy evenings. Above, a mezzanine level currently serves as a unique office and music space, adding to the home's character.

From the main living area, doors lead out onto a generous terrace overlooking the pool and offering stunning panoramic views across the valley—an ideal setting for outdoor dining or simply relaxing in the sun.

The home's layout flows with a split-level design. Just off the entrance is a convenient guest toilet, while a few steps up lead to a bedroom with views over the terrace and pool. A nearby bathroom and an additional versatile room (ideal as a bedroom or study) provide flexible living space. This level also connects to a striking double shower room, perfectly positioned to take in beautiful views towards



Poujols.

The master suite occupies its own upper level, offering privacy and comfort. It features an ensuite shower room and enjoys dual aspects, with picturesque views over the village of Poujols and the pool below.

On the lower ground floor, the property continues to impress with a basement level comprising a small cave, toilet, garage, and a self-contained one-bedroom apartment. This apartment includes a living area, bedroom, and shower room, with direct access to the pool—ideal for guests, rental potential, or extended family.

Externally, the property is framed by elegant black ironwork and complemented by charming pastel green shutters, enhancing its classic French appeal. The pool area provides the perfect place to unwind while taking in the exceptional surroundings.

A truly unique home combining character, space, and unforgettable views in a sought-after location.

## **Location**

Set in the charming hamlet of Cantemerles, the property enjoys a peaceful setting just a 2-minute drive from the lively spa town of Lamalou-les-Bains.

In Lamalou-les-Bains, you'll find a wide range of amenities including restaurants, cafés, a pub, supermarkets such as Lidl, banks, bakeries, boutiques, a hairdresser, car garage, tourist office, church, hotels, a casino, and renowned spa facilities.

The surrounding area is rich in natural beauty, with stunning gorges, waterfalls, and breathtaking scenery to explore.

The Mediterranean coast is just 45 minutes away, offering sandy beaches and a relaxed holiday atmosphere.

The property is situated near a working quarry; however, it has minimal impact on the home, allowing you to enjoy the tranquillity of the setting.

## **Access**

The closest airport is Béziers, just a 45-minute drive away, while Montpellier, Carcassonne, and Perpignan airports can all be reached within approximately 1.5 hours.

The Spanish border is around a 2-hour drive, making cross-border trips easily accessible.

The nearest train station is located in Bédarieux, just 12 minutes from the property, providing convenient rail connections.

Regular bus services run from Lamalou, offering links to a variety of nearby towns and local destinations.

## **Interior**



The interiors are finished in crisp white throughout, creating a bright and airy atmosphere. Many of the rooms feature charming exposed beams and tiled flooring, while the main living area benefits from impressively high ceilings that enhance the sense of space.

The master bedroom and the double shower room are finished with warm wooden flooring, adding a touch of character and comfort.

All bedrooms are generously sized doubles, offering ample space for family and guests.

Built just 25 years ago, the property benefits from relatively modern construction, with most fixtures and fittings dating from this period.

## Exterior

The terrace is a true highlight of the property, offering beautiful views over the pool and surrounding mountains.

Steps from the terrace lead up to a quiet neighbouring road, with direct access to nearby woodland—perfect for peaceful walks in nature.

The property sits on 1,500 m<sup>2</sup> of land. At the rear, just beyond the pool, there is an additional plot that offers exciting potential—whether for development or to create a stunning landscaped garden. The land already features a cherry tree, and asparagus grows naturally, making it ideal for those who enjoy foraging.

A charming stone BBQ is positioned beside the pool, creating a perfect space for outdoor dining and entertaining.

A shed is also located on the rear section of the land, providing useful storage or workspace.

## Additional Details

An annual property tax is payable, and if the home is used as a second residence, taxe d'habitation may also apply.

The property has previously operated as a successful bed and breakfast, offering excellent business potential. It has been particularly well received by guests, who consistently praised their stay.

Κατάσταση: Reformed

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	165 τ.μ
Μέγεθος αυλής:	1500 τ.μ

## Utility details



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Heating Fuel: Electric

## Building details

Parking: Ναί  
Number of Garages: 1  
Outdoor Amenities: Pool

## Rental details

Furnished: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T204483/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T204483/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1-ifpc46623

