



## Villa With Guest Gite, 3 Garages, Garden, Terrace With Views of River



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 326,188.89

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Lamalou-les-Bains
Cap:	34600
Pubblicato:	28/07/2023

### Descrizione:

Town house to refresh (part of a former tannery) with 110 m2 of living space including 3 bedrooms and very nice terrace with views onto the river plus a renovated gite of 50 m2 (2 bedrooms), the whole with access to a 280 m2 garden. The property has 2 large garages and a workshop, in the heart of the town centre and on the rivers bank. Very nice.

- Location: 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.

### MAIN HOUSE:

- Ground floor: 2 Garages of about 70 m2 and 50 m2.

- 1st floor: Living room/lounge of 35.4 m2, equipped kitchen of 10.9 m2 (upper and lower units, extractor, electric oven, hob, sink) with access to a veranda of 15 m2 and terrace of 50 m2, hall of 5.5 m2, bedroom of 12.2 m2, en suite bedroom of 11 m2 with shower and handbasin (1.8 m2), shower room



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of 3 m2 (shower, washbasin and wc), office /bedroom of 15 m2.

## GUEST GITE:

- Ground: Workshop of about 30 m2.
- 1st floor: Kitchen/dining room of 9.5 m2 (hob, extractor, sink), lounge of 12.9 m2, 2 bedrooms of 11.2 m2 and 10.9 m2, washroom of 2.4 m2 (shower and washbasin), wc with handbasin.
- Exterior: Terrace of 50 m2, garden of 280 m2 with workshop.
- Extras: Reversible air conditioning, annual property tax of about 1900 Euro, some refreshments to foresee in the main house.

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.

## Other Features

Bedrooms: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.



Herauld is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Comune

Camere da letto:	5
Bagni:	3
Dimensione del lotto:	280 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX4.697.462
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