



Superb High-end Single Storey Villa And Independent Guest Cottage



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 768,713.22

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Lamalou-les-Bains
Postcode:	34240
Geplaatst:	11-03-2026
Omschrijving:	

Superb high-end single storey villa (built in the 2000s), the main residence offers a living area of 200 m2, comprising a vast light-filled living space with a cathedral ceiling of over 5 meters height, a dining area, a lounge and a fully equipped open-plan kitchen with adjoining laundry room. Sleeping quarters : 3 bedrooms in total, including a magnificent master suite with dressing room and private bathroom, plus an additional shower room for guests.

In addition, there is a fully independent 40 m2 guest cottage comprising (one bedroom, a shower room, a living area with fully equipped open-plan kitchen and its own private terrace). Ideal for guests or for seasonal rental opportunities.

Also featuring a garage space of over 140 m2. All set within magnificent, beautifully landscaped grounds of 5500 m2 with 25 olive trees, a lavender field, several terraces, handcrafted dry-stone walls, a south-facing swimming pool, horse stalls - a true haven of peace in the heart of nature.

Quality features throughout.

- Location: Charming hamlet in the Parc naturel regional du Haut-Languedoc located 5 minutes from



Herepian (vibrant village with all amenities), 10 minutes from Lamalou-les-Bains, 40 minutes from Lac du Salagou and 50 minutes from the beaches.

- Basement floor: Large garage of over 140 m2 with electric gate.
- Main house of 200 m2
- Ground floor: Entrance hall of 6.63 m2 with cupboard and door with staircase leading down to the garage, superb living area of over 110 m2 with a spectacular cathedral ceiling of above 5 metres, this space is bathed in natural light thanks to its large french windows offering views over the swimming pool and olive trees, lounge area, dining area and fully equipped open-plan kitchen (central island bar, coffee machine, dishwasher, microwave, electric oven, american-style fridge freezer, double sink, induction hob, extractor hood, ample storage), pantry/laundry area, WC with hand basin of 3.14 m2, corridor of 8 m2, master suite of 35 m2 comprising an 18 m2 bedroom (picture window opening onto the exterior), a 2.70 m2 hallway, a 5 m2 dressing room and its fully tiled en-suite bathroom of 9 m2 (bathtub, double vanity unit, heated towel rail) and separate WC of 1.68 m2, shower room of 4.55 m2 with Italian stones (walk-in shower, exquisite washbasin from Turkey), bedroom of 12.45 m2, bedroom of 10.51 m2.
- Fully independent 40 m2 guest cottage:
 - Ground floor: 20 m2 living area/fully equipped open-plan kitchen (electric oven, electric hob, sink, extractor hood, refrigerator and french window opening onto private terrace), 3 m2 hall, 3 m2 shower room (walk-in shower, vanity unit), WC of 1.60 m2, 10 m2 bedroom with built-in wardrobe.
- Exterior: Magnificent landscaped grounds of 5500 m2 offering spectacular views over the surrounding hills, 25 olive trees, lavender field, automatic irrigation system, beautiful central driveway, superb handcrafted dry-stone walls, outdoor lighting, south-facing 9 x 4.5 m chlorine swimming pool with outdoor shower, horse stalls, several terraces.
- Additional features: Double glazing, electric roller shutters, underfloor central heating with heat pump for the main house and reversible air conditioning, electric heating for the guest cottage, tiled flooring and wooden parquet, connected to mains drainage, estimated amount of annual energy consumption for standard use: between 1920 Euros and 2660 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 2200 Euros, possibility to negotiate furniture.

Splendid. A must see.

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

Property Size: 240 m2

Property Lot Size: 5,500 m2

Bedrooms: 4

Bathrooms: 3



Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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

Algemeen

Slaapkamers:	4
Badkamers:	3
Lot Afmeting:	5500 m ²

Utility details

Heating:	Ja
----------	----

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.259.060
-----------	-------------

