



## 7 room, 232m2 House for sale in Lamalou les bains - 520 000 € \*



### Informações do Revendedor

|                |                    |
|----------------|--------------------|
| Name:          | Patrick Gibbins    |
| Nome da        | Artaxa Immo Sarl   |
| Empresa:       |                    |
| País:          | França             |
| Experience     | 2008               |
| since:         |                    |
| Tipo de        | Selling a Property |
| Serviço:       |                    |
| Specialties:   |                    |
| Property Type: | Apartments, Houses |
| Telefone:      |                    |
| Languages:     | French             |
| Website:       |                    |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 608,877.07 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| CEP:                   | 34240      |
| Adicionado:            | 17/02/2025 |

### Informação adicional:

Discover this magnificent property nestled in 1370 m2 of greenery, combining tranquility and proximity to the town center. With 232 m2 of living space, this character house offers the perfect combination of traditional charm and modern comfort.

### Main features :

#### Architectural elegance:

Stone building: 60 cm stone walls and exposed wooden beams, adding a touch of authentic charm.

Cladding: Terracotta floors on the first floor, creating a warm atmosphere.

#### Living areas:

First floor: Includes a spacious dining room, a well-equipped kitchen, a living room with fireplace, a bar, an office, as well as practical areas such as WCs, a fitted room, a laundry room and a boiler room.



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First floor:

Bedrooms: Three comfortable bedrooms with a bathroom and WC.

Attic space:

Additional Bedrooms: Two large attic bedrooms, ideal for guests or a large family.

Outdoor space:

Pool and Pool House: Enjoy a 5 x 10-meter tiled pool with sand pump. The pool house is equipped with a kitchen, WC, shower and covered terrace for relaxing poolside. The wooden sunbathing terrace and lawn complete this idyllic outdoor space.

Jardin Arbore: Landscaped with integrated sprinklers, this verdant garden includes a well, greenhouse, chalet, garages, parking and electric gate.

This property is a real gem, offering both the comfort of a modern home and the charm of a traditional building. Don't miss the opportunity to discover this rare and exceptional property!

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Comum

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 5                   |
| Pés quadrados acabados: | 232 m <sup>2</sup>  |
| Tamanho do lote:        | 1370 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

## Building details

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

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.655.563 |
|-----------|-------------|



# IMLIX

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