



Superb High-end Single Storey Villa And Independent Guest Cottage



Информация об агенте

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Specialties:	
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 762,907.89

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Lamalou-les-Bains
Почтовый индекс:	34240
Добавлено:	11.03.2026

Описание:

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).

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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.

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entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Общие

Спальни:	4
Ванные комнаты:	3
Площадь участка:	5500 кв м

Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.259.060

