

Surprising house on 3445 m of land with trees, swimming pool and breathtaking view. Gites and guest rooms.



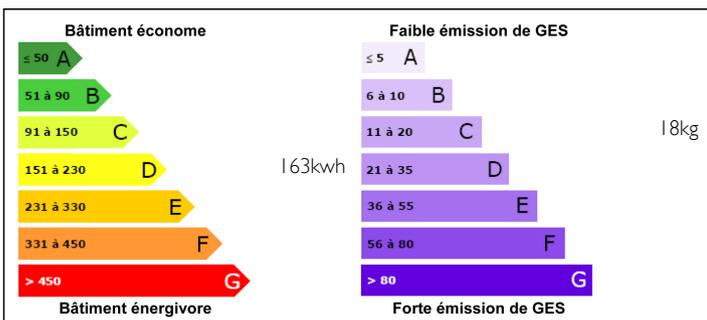
## INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	6
Bath:	5
Floor:	208 m <sup>2</sup>
Plot Size:	3445 m <sup>2</sup>

## IN BRIEF

Orb Valley, in a quiet, sought after area on the dominant heights of Lamalou-les-Bains, hides this fantastic property with a breathtaking view. The house benefits from a landscaped exterior with various terraces with a clear view, summer kitchen with barbecue and bread oven. Its 208 m<sup>2</sup> of living space offers a main living area with kitchen, living room with fireplace, 4 bedrooms, 2 of which are already converted into guest rooms with their own shower room, a veranda (34 m<sup>2</sup>) with wood stove and panoramic view, a shower room. A garage, a cellar and a workshop complete the main house. Two cottages with terraces classified 3 stars represent a real asset thanks to a clientele of faithful curists. Its secured and heated swimming pool (8x4), its large terrace and its charming pool house make it a privileged place of relaxation. An adjoining plot of land of 2200 m<sup>2</sup> is available for...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Lamalou les Bains has a highly reputable weekly market, cafés, excellent restaurants and little shops. There is a cinema, casino and theatre with a season of Opera, Operettas and other entertainments in July and August. The town offers free entertainment, music, cabaret etc... There is a 9 hole golf course only 5 min drive away. The National Park of the Haute Languedoc is an area of outstanding natural beauty. Lakes and rivers for bathing, swimming canoeing and water sports are within easy reach. Lamalou is a spa town, popular for its water therapies and is very accessible to disabled people. Golden, sandy, Mediterranean beaches 45 minutes by car. Some of the best wines in France are available locally. Widely regarded as possibly the most dynamic department in Languedoc Roussillon 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. Beziers Airport – 45 minute drive (Flights: London Luton, Edinburgh, Manchester, Bristol) Carcassonne, Montpellier, Perpignan Airports about 1 hour 30 min by car.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2222 EUR**

## NOTES