LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43060CLE34 Price: 140 000 EUR

agency fees to be paid by the seller

Investment opportunity: detached house in need of renovation with a 660 m garden in Lamalou-les-Bains















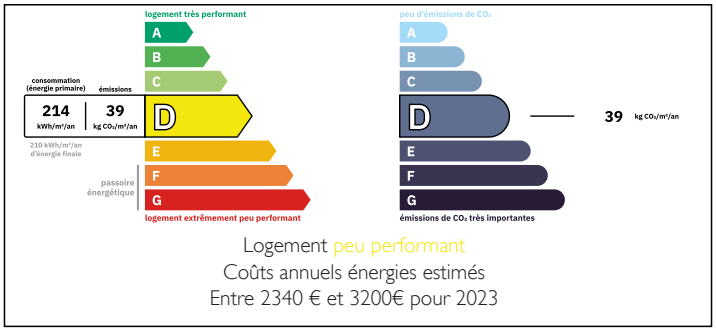
INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	660 m2

IN BRIEF

Investment opportunity in Lamalou-les-Bains. Detached house of approximately 130 m² on a 660 m² plot, offering great potential, arranged over two separate levels and in need of renovation. The main part on the first floor comprises a conservatory with a beautiful view, a bedroom, a living room with a wood-burning stove, a kitchen with a terrace and a large bathroom. On the ground floor, a former workshop – which does, however, have a kitchen and a shower room – needs to be completely refurbished. This property has every potential to be converted into two separate dwellings, to be completely re-designed according to the owner's plans, or to suit those requiring space for DIY projects or an artist's studio. Solar panels, gas central heating and mains drainage. Parking is accessible via a registered right of way and is currently...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2340 € et 3200€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43060CLE34 Price: 140 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**690 EUR**

NOTES

DESCRIPTION

A property best viewed as a renovation and investment project to create a charming home.
Situated in a residential neighbourhood in Lamalou-les-Bains, this detached house sits on a plot of approximately 660 m² and comprises two currently separate levels, with no internal staircase connecting them.
The property requires substantial renovation and is aimed at a buyer wishing to undertake work to create a project to their own taste in a house with authentic character, possibly as a rental investment or a main residence with separate accommodation.
On the ground floor, the owner's former workshop has been partially converted into living space. The property comprises a kitchen, several rooms, a shower room, a separate toilet and a storeroom of approximately 14 m². Extensive work is required, particularly on the electrical wiring and the general refurbishment of the rooms.
Upstairs, accessible via a separate entrance, there is a conservatory with a beautiful view, a bedroom, a lounge with a wood-burning stove, a kitchen opening onto a garden terrace and a large bathroom.
The plot of approximately 660 m² currently comprises two garden sheds, one of which is a chalet in poor condition used as a workshop. The garden, which is full of flowers, will quickly become a unique space with a little care. An underground rainwater harvesting tank is also located in the storage shed, making watering easier.
The property has 12 solar panels installed in 2010, which are currently generating an annual income, with an EDF contract running until August 2030.
Heating...