LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44047CLE34

Price: 288 000 EUR

agency fees to be paid by the seller

Unique home, bright, high comfort, refined details, low-maintenance garden, stunning views















INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	527 m2

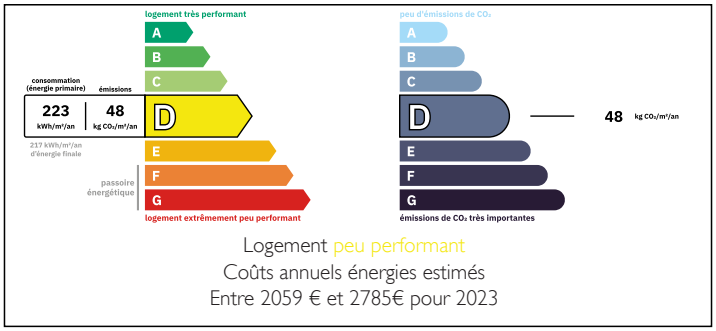
IN BRIEF

Calling all contemplation lovers and those seeking a bright, well-maintained home with stunning views… this property could well be yours.

Situated on the hills above Lamalou-les-Bains, in a peaceful setting, this house benefits from easy parking and represents a wonderful opportunity.

In excellent condition, it immediately impresses with its state of repair, its aspect and its pleasant, low-maintenance garden, allowing you to move in without any renovation work and enjoy an immediate quality of life. Every room faces outwards, offering a privileged setting and plenty of natural light throughout the day. The house comprises: a fitted kitchen with a pantry, a living/dining room opening onto a first terrace with plants, three bedrooms, an open-plan study with unobstructed views, and a library opening onto a second terrace on the garden side. A clean and functional garage. One bedroom could be converted...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2059 € et 2785€ 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.

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LOCAL TAXES

Taxe foncière: **1499 EUR**

NOTES

DESCRIPTION

LAYOUT:
There are several entry points:
- a gate leading directly to the main entrance,
- a second gate onto a side driveway,
- a separate entrance to one of the bedrooms (ideal for a home office),
- the garage door leading directly into the garden

This house is laid out over several levels. On the ground floor, an entrance hall with storage under the stairs leads to the main living area, comprising the fitted kitchen – where a large window offers a generous view of the landscape – a pantry, and the living-dining room opening onto the landscaped terrace, ideal for al fresco dining or access to the upper floors.
On the mezzanine level, a shower room fitted with a large shower, a toilet and a washbasin features a window ensuring good ventilation. From this room, there is access to a spacious utility room with plenty of storage. A small hallway leads either to the study and a large bedroom, or to the library, where a large French window opens onto a terrace leading directly to the garden, and two further bedrooms. One of the bedrooms has a separate entrance, offering the possibility of a professional activity. The garden leads to the garage, which also features large windows opening onto the outdoors and the view.

FACILITIES:
Sewage: Mains drainage
Heating: Gas central heating (maintained Viessmann boiler)
Radiators in every room
Double-glazed PVC windows
Space-saving sliding doors
Laundry room with sink and storage
Pantry with storage

SURROUNDINGS
Lamalou-les-Bains is a small town with all amenities and services. It hosts a weekly...