LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47509CLE34

Price: 185 000 EUR

agency fees to be paid by the seller

A small, easy-to-live-in single-storey villa with 2 bedrooms, a big garden and a swimming pool. Nice view !

EXCLUSIVE















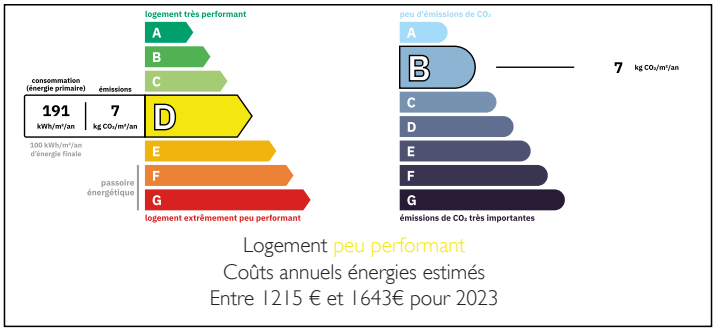
INFORMATION

Town:	Le Pradal
Department:	Hérault
Bed:	2
Bath:	2
Floor:	66 m2
Plot Size:	1160 m2

IN BRIEF

Situated in the village of Le Pradal, just a few minutes from Lamalou-les-Bains and its shops, this small villa, built in the early 1980s, offers approximately 67 m² of living space, an enclosed garden with trees, and a lovely 8 x 4 m swimming pool with a dome. The house comprises a separate kitchen, a living/dining room opening onto a 19 m² terrace, two bedrooms – one of which is a separate room with its own shower room – a bathroom and a separate toilet. Built on a crawl space and connected to mains drainage, it is fitted with electric radiators. The property is in good overall condition but will require modernisation as well as work to bring the electrical installation up to current standards. An ideal property as a main residence, holiday home or second home in...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1215 € et 1643€ 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:	**578 EUR**

NOTES

DESCRIPTION

This villa, situated in the small village of Le Pradal, just a few minutes from Lamalou-les-Bains, was built in the early 1980s. It offers approximately 67 m² of living space and boasts a pleasant outdoor area with a terrace, swimming pool and an enclosed, tree-lined garden. It is a simple, functional home that can be gradually modernised to suit the tastes and needs of its future owners. The entrance leads to a separate kitchen, followed by a living/dining room opening directly onto the dining terrace. The house also comprises a separate toilet and a spacious bathroom. A first bedroom completes the main part of the house, whilst a second, separate bedroom has its own en-suite shower room.

This separate room was originally the garage and could be particularly suitable for accommodating family or friends.

Outside, the house benefits from a dining terrace accessible from either the kitchen or the living room, and, most notably, an 8 x 4 m swimming pool situated in a quiet part of the garden, protected by a dome and a security fence. This house does not have a garage, but various spaces beneath the pool can be used for storage.

The garden is fully fenced and features several fruit trees: two cherry trees, a fig tree, an olive tree, and a beautiful albizia, which adds a pleasant touch of greenery.

The house is built on a crawl space and is connected to the mains drainage system. It is heated by electric radiators. The...