

[Click to view MFH-LFR-BL280800E](#)

Town House With A Gite, 3 Garages, Garden Of 280 M2 And A Terrace With...

Lamalou Les Bains , Herault , Occitanie



€280,800

inc. of agency fees

5 Beds

3 Baths

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes...

At a Glance

Reference	MFH-LFR-BL280800E	Near to	Lamalou Les Bains	Price	€280,800
Bed	5	Bath	3	Land Tax	N/A
		Pool	No		

Property Description

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway, and 40 minutes from the coast.

Town house to refresh (part of a former tannery) with 110 m² of living space including 3 bedrooms and very nice terrace with views onto the river plus a renovated gite of 50 m² (2 bedrooms), the whole with access to a 280 m² garden. The property has 2 large garages and a workshop, in the heart of the town centre and on the rivers bank. Very nice !

Main house

Ground = 2 Garages of about 70 m² and 50 m².

1st = Living room/lounge of 35.4 m² + equipped kitchen of 10.9 m² (upper and lower units, extractor, electric oven, hob, sink) with access to a veranda of 15 m² and terrace of 50 m² + hall of 5.5 m² + bedroom of 12.2 m² + en suite bedroom of 11 m² with shower and handbasin (1.8 m²) + shower room of 3 m² (shower, washbasin and wc) + office /bedroom of 15 m².

Gite

Ground = Workshop of about 30 m².

1er = Kitchen/dining room of 9.5 m² (hob, extractor, sink) + lounge of 12.9 m² + 2 bedrooms of 11.2 m² and 10.9 m² + washroom of 2.4 m² (shower and washbasin) + wc with handbasin.

Exterior = Terrace of 50 m² + garden of 280 m² with workshop.

Extras = Reversible air conditioning + annual property tax of about 1900 € + some refreshments to foresee in the main house.

Price = 280.800 € (Right in the town centre with a garden !)

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. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 41349

Property Size: 110 m²

Property Lot Size: 606 m²

Bedrooms: 5

Bathrooms: 3

Reference: BL280800E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€280,800

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates