Renovated Stone Home On 2.5ha With Pool In The Heart Of Nature On The Edge Of The National Park,

34500, Herault, Occitanie

* For Sale * 6 Beds * 5 Baths

Superbly renovated stone home (former XVIIth sheepfold with a large extension dating from 2004), offering 385 m2 of living space including 6 bedrooms and 5 bathrooms, perched above Lamalou les Bains, in the heart of the maqui

€595,000

Ref: RL695500E
Superbly renovated stone home (former XVIIth sheepfold with a large extension dating from 2004), offering 385 m² of living space including 6 bedrooms and 5 bathrooms, perched above Lamalou les Bains, in the heart of the maquis, on 24485 m² of woodland with a stream, two water sources and a large pool. Calm, peaceful, for nature and hiking lovers! Ideal too for 2 families!

Property features:

Swimming pool
Commercial
Immediately habitable
Bed & Breakfast
Includes one or more Gites
House
Riverside location
Rural location

Property Details:

Outside a hamlet of 800 altitude, 10 minutes to shops and restaurants, 10 minutes from St Gervais sur Mare, 15 minutes north of Lamalou les Bains and Herepian, 10 minutes walk from the Gorges d’Heric, 45/50 minutes from Beziers and about 1h15 from the coast, 1h30 from Montpellier.

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Ground = Entrance hall of 20 m² + equipped kitchen/dining room of 47 m² (upper and lower units, hob, extractor, 2 fridges, 2 freezers, 2 ovens, diswasher and sink) + lounge of 41.4 m² + utility room of 9.4 m² + lounge/pub of 36.6 m² with access to a snooker room of 17.6 m² with access to an office/bedroom of 25 m² + bathroom of 6.5 m² (bath, shower, washbasin and wc).

1st (Part A) = Hall of 19.2 m² + en suite bedroom of 31 m² with 2 dressing rooms of 14 m² and 10 m² + bathroom of 12.5 m² (bath, shower, washbasin and wc) + washroom of 7.6 m² (shower, washbasin and wc) + 2 bedrooms of 21 and 15 m² + en suite bedroom of 18.8 m² with washroom of 3 m² (shower, washbasin and wc).

1st (Part B) = Bedroom of 18.7 m² with independent wc and handbasin and access to a bedroom of 14 m² with shower and washbasin.

Exterior = 24485 m² of land (flat and terraced with beech, oak and chestnut woods) + water stream with sources + aromatic garden + pool (11x5m) + car porch + wine cave.

Extras = Oil central heating (underfloor heating installed but heat pump to connect) + annual land tax of 2500 € + double glazed windows + quality materials + possibility to buy the house fully furnished + home rented 2400 €/week or 330 €/night in summer + septic tank up to standard norms + natural source water (120 €/year).
Price = 695.500 € (For nature, peace and wood lovers!)

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.
Gallery

Telephone: +44 (0) 1225 463752   Email: info@francemedia.com
FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom