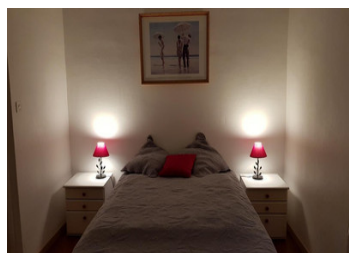
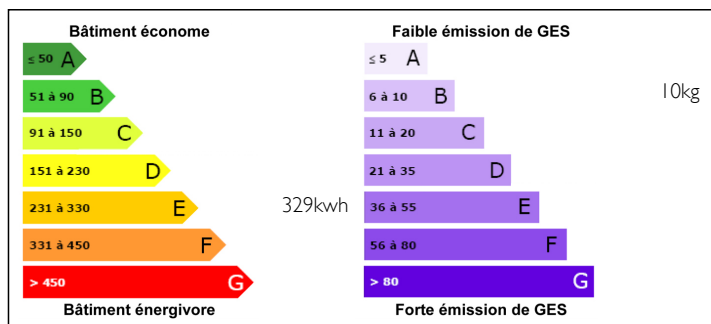


Unique, fun and manageable investment opportunity



ENERGY - DPE



INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	3
Bath:	3
Floor:	79 m2
Plot Size:	0 m2

IN BRIEF

Looking for a unique, fun and manageable investment opportunity ? In the heart of the lively town of Lamalou les Bains, between the marketplace, the church and the postoffice, is this stately mansion whose second (=top) floor is currently available to a new owner. What is offered comprises 3 flats which can be rented separately : 1 studio and 2 flats each with a separate bedroom. The 3 flats have their own kitchen (kitchenette for the studio) and offer their own sanitary facilities. There is also a common laundry space. The flats are in good condition and can therefore be rented out or occupied immediately. The furniture is possibly available for takeover. Because Lamalou les Bains is known for its thermal baths, people are looking here for temporary accommodation almost all year round. The so-called "curists" usually rent for 3 weeks as this corresponds to the length of one treatment...

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.



DESCRIPTION

Looking for a unique, fun and manageable investment opportunity ?

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The flats are in good condition and can therefore be rented out or occupied immediately. The furniture is possibly available for takeover.

Because Lamalou les Bains is known for its thermal baths, people are looking here for temporary accommodation almost all year round. The so-called "curists" usually rent for 3 weeks as this corresponds to the length of one treatment course. If you prefer to rent for longer periods, please note that there's always (medical) staff looking for rental accommodation in this area.

Of course, it is also possible to keep one or more flats for your own use, as a low-maintenance "pied à terre". Lamalou les Bains is a friendly destination where there is always something to do. It has its own golf club, numerous restaurants and various other facilities, most of which are within walking distance.

The municipality is part of the nature-rich " Parc Naturel Régional du Haut Languedoc"...

NOTES