

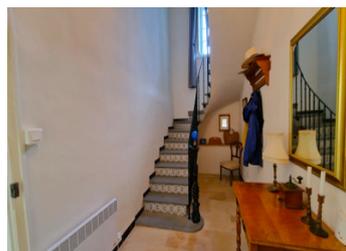
Fabulous character village property with 4 bedrooms large garage and courtyard



EXCLUSIVE

## INFORMATION

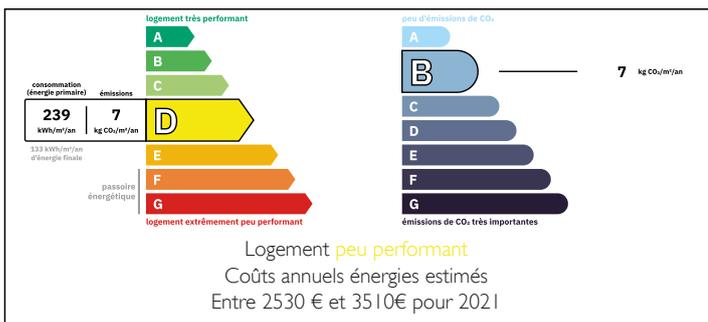
Town:	Argeliers
Department:	Aude
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	115 m2



## IN BRIEF

Elegant Stone Village Home in Argeliers  
 Bursting with charm and style, this beautifully renovated village house blends character features with modern comfort. The bright open-plan kitchen impresses with sleek white cabinetry, chic tiled flooring, and a dining area that flows seamlessly into a spacious, sun-drenched courtyard—perfect for entertaining or relaxing outdoors. A large garage ensures generous storage. Upstairs offers a luxurious en-suite bedroom, a vast 43m<sup>2</sup> lounge/games room with original parquet flooring and a cosy wood burner, plus two further bedrooms and a sleek family bathroom. Character details include exposed stone walls, a stunning stone staircase, and reversible air conditioning for year-round comfort. Private parking .A perfect family home or holiday retreat with a good rental potential

## ENERGY - DPE



Ideally situated in the heart of Argeliers, a lively Canal du Midi village with a bakery, cafés, shops,

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

Property in more detail :

Ground Floor:

Entrance Hallway – 13.00 m<sup>2</sup>

Open-Plan Lounge & Kitchen dining area – 32.60 m<sup>2</sup>

A bright and welcoming living space, perfect for relaxing or entertaining, with ample room for both cooking and dining.

Opening onto a private 115m<sup>2</sup> Courtyard garden with storage room and wc

Garage – 43.00 m<sup>2</sup>

A substantial garage space with potential for multiple vehicles, workshop use, or conversion (subject to permissions).

Store Room 1 – 3.87 m<sup>2</sup>

Ideal for household storage or pantry space.

Store Room 2 – 5.47 m<sup>2</sup>

A larger store room with multiple potential uses, from tool storage to a wine cellar.

Hallway 8.36 m<sup>2</sup>

1st Floor .

Bedroom 1 – 17.36 m<sup>2</sup>

A generous double bedroom.

Bedroom 2 – 16.48 m<sup>2</sup>

Another spacious double room, filled with natural light.

Bathroom – 6.25 m<sup>2</sup>

Modern and well-sized, with bath and shower.

:

Upstairs Lounge – 41.43 m<sup>2</sup> (36.38 m<sup>2</sup> + 5.05 m<sup>2</sup>)

A stunning additional living space with multiple layout options – perfect as a media room, office, or games area.

Bedroom – 19.11 m<sup>2</sup>

A charming , ideal for guests or as a master bedroom with a luxury ensuite

Bathroom – 10.23 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

## NOTES