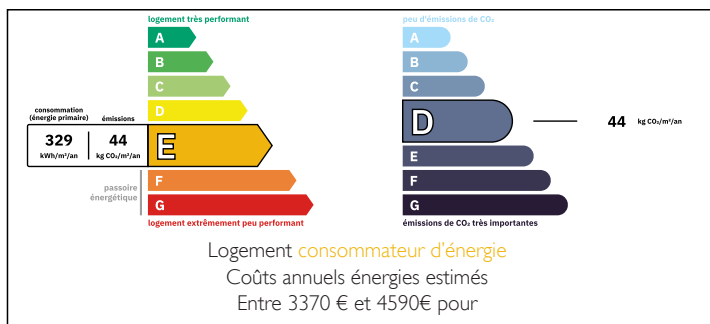


Character house with terraces, garden, garage, and outbuilding



## ENERGY - DPE



## INFORMATION

Town:	Villemagne-l'Argentière
Department:	Hérault
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	230 m2

## IN BRIEF

For lovers of nature and heritage, come discover this charming 154m2 house with an unobstructed view of the church in a medieval village.

It offers beautiful volumes and bright rooms.

The first floor consists of a semi-open equipped kitchen leading to a dining room with access to the terrace, a cozy living room with a reading corner and a fireplace.

A bathroom with WC accompanies this floor.

A balcony gives you access to the garden from the living room.

The sleeping area is located on the second floor and consists of 4 spacious bedrooms with unobstructed views, as well as a bathroom with WC.

The ground floor is dedicated to a garage of over 70m2 and a cellar.

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.



## LOCAL TAXES

**Taxe foncière: 1085 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

For nature and heritage lovers, come and discover this charming 154 m<sup>2</sup> house with breathtaking views of the church in a medieval village.

It offers generous spaces and bright rooms.

The first floor features a semi-open equipped kitchen leading to a dining room with access to the terrace, a cozy living room with a reading nook and fireplace, and a shower room with toilet.

A balcony with a magical view of the church and surrounding nature connects the living room to the garden.

The second floor houses the sleeping area with four spacious bedrooms offering open views, and a bathroom with toilet.

The ground floor includes a garage of over 70 m<sup>2</sup> and a cellar.

Outside, a 230 m<sup>2</sup> landscaped garden and an outbuilding with a jacuzzi—convertible into an artist's studio—complete the property.

A private terrace with barbecue offers the perfect setting for family and friendly gatherings.

Bonus features :

Original elements such as cement tiles, wooden double-glazed windows, exposed stone walls...

For golf enthusiasts, the Lamalou-les-Bains course is less than 10 minutes away. Prefer the river? It's just 3 minutes away.

Shops are in Hérépian (4 minutes), Béziers (40 minutes), and the Gorges de la Colombières (20 minutes).

Nursery and primary schools are in Villeneuve-l'Argentière, and the nearest middle