

Character house with terraces, garden, garage, and outbuilding



INFORMATION

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

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.

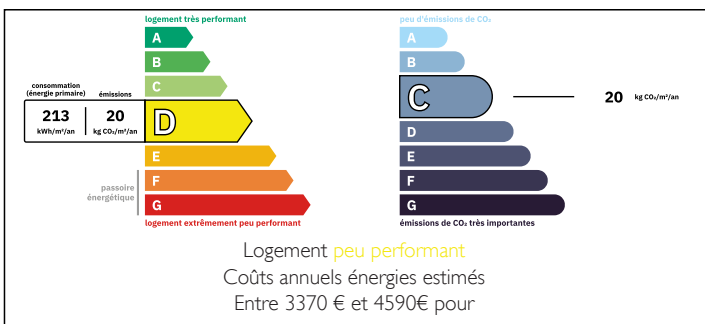
A bathroom with WC accompanies this floor.

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.

ENERGY - DPE



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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

For nature and heritage lovers, come and discover this charming 154 m² 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 m² and a cellar.

Outside, a 230 m² 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

LOCAL TAXES

Taxe foncière: 1085 EUR

Taxe habitation: EUR

NOTES