

An elegant, renovated stone village house with a swimming pool and a secluded courtyard in the heart of Villem

EXCLUSIVE



INFORMATION

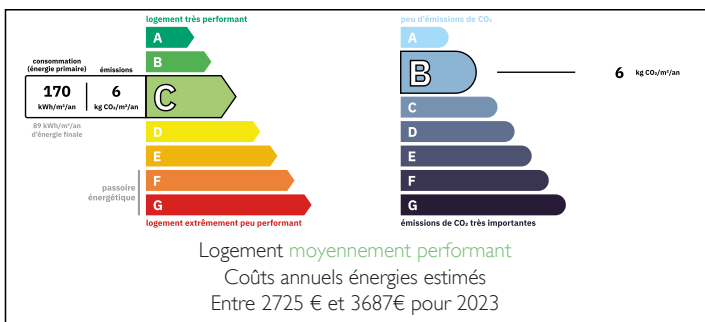
Town:	Villemagne-l'Argentière
Department:	Hérault
Bed:	3
Bath:	1
Floor:	174 m2
Plot Size:	100 m2

IN BRIEF

In the heart of the medieval village of Villemagne-l'Argentière, this authentic stone house of 174 m² combines old-world charm with the comfort of a high-quality renovation. Set around a pleasant courtyard with a swimming pool, completely sheltered from view, it offers a rare living environment for a village house. The living areas are bright and spacious, featuring a large open-plan area of nearly 58 m² combining a fitted kitchen, dining room and lounge, as well as a large ground-floor room that opens out onto the swimming pool via a sliding glass door. Three bedrooms, two bathrooms, a long balcony accessible from the kitchen – ideal for a few pots of herbs – and the complete lack of neighbours opposite round off this property full of character, perfect as either a main residence or a holiday home. Golf course...

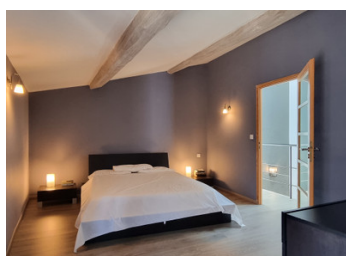
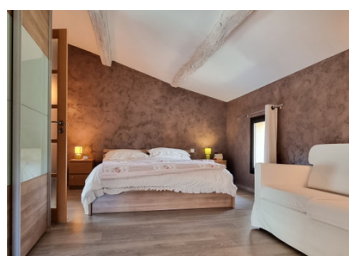


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1483 EUR

Taxe habitation: 1468 EUR

NOTES

DESCRIPTION

A home where life is good.

Behind its stone façade, typical of the village, this house reveals spacious rooms that are perfectly designed for comfortable living.

The ground floor comprises a bedroom, a utility room, a separate toilet, a shower room and a spacious 32 m² living room, whose large sliding glass doors open fully onto the courtyard and the swimming pool. This outdoor space, completely sheltered from view, forms a natural extension of the house and is the perfect place to relax on lovely summer days.

The first floor is dedicated to a magnificent open-plan living area of nearly 58 m², combining a lounge, dining room and modern fitted kitchen. This cosy space enjoys plenty of natural light and features a small balcony accessible from the kitchen – perfect for a few pots of flowers and herbs, and ideal for a coffee in the sun or simply enjoying a moment of peace and quiet.

The top floor comprises two lovely bedrooms under the eaves, a spacious bathroom with a sliding door, a heated towel rail and a separate toilet.

The renovation carried out in 2004 provides all modern comforts, including double-glazed aluminium joinery, large sliding glass doors on the pool side, roof windows fitted with electric roller shutters, a hot water tank replaced in 2022, and electric heating.

This property will appeal to lovers of traditional stone-built homes seeking a characterful, easy-to-live-in house, with outdoor space that is rare for a village home.

Villemagne-l'Argentière:

A former medieval town renowned for its...