

## Sumptuous stone village house, 3 bedrooms, small courtyard and large garage



## INFORMATION

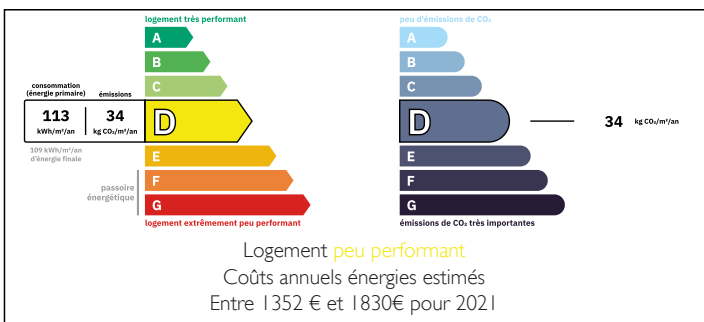
Town:	Villemagne-l'Argentière
Department:	Hérault
Bed:	3
Bath:	1
Floor:	150 m <sup>2</sup>
Plot Size:	20 m <sup>2</sup>



## IN BRIEF

A very charming, characterful stone house in a quiet village with some delightful restaurants. You will love the attention to detail, the spacious rooms, the 3 bedrooms, the large bathroom with bath and shower, the bright living room with bookcases, the modern and charming kitchen with dining area, the various large windows, the storage space in the garages and the large cellars, all of which are easily accessible. The light layout of the rooms... You may fall in love with it and decide that it could be your home!!!!

## ENERGY - DPE



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: 957 EUR**

## NOTES

## DESCRIPTION

In the centre of the village but with a clear space in front, the beautiful exposed stone façade immediately attracts attention. The garages and cellars occupy the entire ground floor. The first floor consists of this magnificent kitchen, which is as large, equipped and attractive as it is small, with a small living room with a fireplace opening onto the small courtyard. On this same level, you will also find a space with a beautiful bedroom, a large bathroom (bath and shower) and a separate toilet. Beautiful wooden stairs lead to the upper floor, which is full of softness between the sleeping area with the two bedrooms and the large living room/library/office under the roof, which is very bright thanks to its two skylights.

At the back of the garage is the standard oil-fired boiler from 2011, which also produces hot water. All the rooms are equipped with large radiators to ensure comfort throughout the house.

Villemagne l'Argentière is a small village renowned for its quality of life, calm and offering a primary school for families, a bar-tobacconist, delicious restaurants, with other amenities in Hérépian, a 2-minute drive away.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>