LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44442PAP07 Price: 490 000 EUR

agency fees to be paid by the seller

Charming stone house with panoramic views – Near Largentière, in a charming little village in Ardèche.







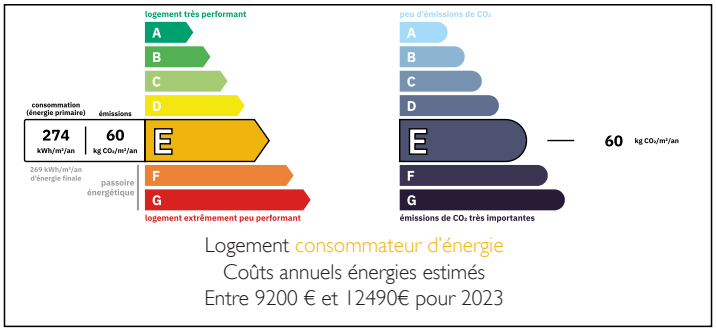








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9200 € et 12490€ pour 2023

INFORMATION

Town:	Largentière
Department:	Ardèche
Bed:	6
Bath:	3
Floor:	343 m2
Plot Size:	1147 m2

IN BRIEF

Located in an authentic village in southern Ardèche, near Largentière, this beautiful stone house of approximately 350 m² offers an exceptional setting with a garden, private parking and remarkable panoramic views.

The property features 6 bedrooms, several generous living areas, a 35 m² enclosed veranda, an office and additional sanitary facilities. A 30 m² home cinema, a technical room and three spacious cellars with both internal and external access complete the living spaces.

A separate 30 m² suite with private sanitary facilities provides ideal accommodation for guests or independent living.

Outside, two large terraces overlook the surrounding countryside, while the garden offers peace, privacy and plenty of space to enjoy outdoor

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.

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LOCAL TAXES

Taxe foncière: **584 EUR**

NOTES

DESCRIPTION

Character stone house with panoramic views near Largentière, in the southern Ardèche

Located in the heart of a picturesque and authentic village in southern Ardèche, this remarkable natural stone property of approximately 350 m² benefits from a garden and private parking facilities. A rare property where authenticity, generous living spaces and exceptional panoramic views come together beautifully.

From the moment you enter through the characterful entrance hall, the warm and inviting atmosphere of the house becomes immediately apparent. The ground floor comprises two bedrooms en-suite 14 and 15 m², a bathroom, a kitchen and a double living room of 15 and 35 m². The enclosed veranda of 35 m² forms the heart of the home. Large windows create a seamless connection between indoor and outdoor living, allowing you to enjoy the surrounding views throughout the year.

The first floor offers three additional spacious bedrooms of 15, 28 and 30 m², extra sanitary facilities and an elegant office, ideal as a workspace or reading room.

The first basement level features a 30 m² living area, currently used as a home cinema, but easily adaptable to suit different needs. This level also includes the technical room and three spacious cellars, all accessible from both inside and outside.

On the lower level, there is a generous 30 m² bedroom with its own sanitary facilities, ideal as a guest suite, independent accommodation or private retreat.

The outdoor spaces further enhance the appeal of the property. Two spacious terraces offer far-reaching views over the rolling...