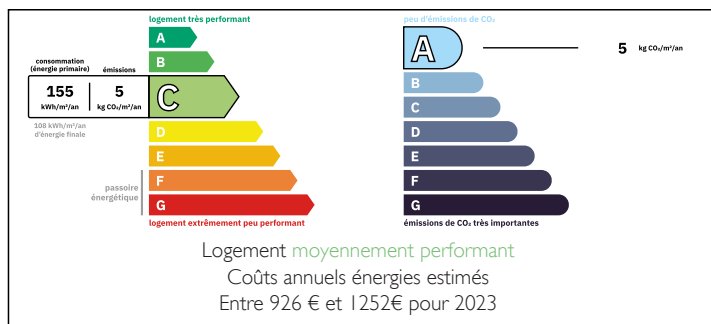


A stunning, authentic and comfortable stone house with terraces and incredible views in a prestigious hamlet.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-de-l'Arçon
Department:	Hérault
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	32 m2

IN BRIEF

We've fallen in love with this house in the fabulous village of Saint-Martin-de-l'Arçon, which combines a fantastic location with stunning views of the mountains and the sunset. This beautifully appointed home offers every comfort in a highly sought-after setting!

In the heart of the charming village of Saint Martin de l'Arçon, for those who dream of sipping a glass of wine on a stone terrace surrounded by stunning scenery, with no renovation work required – simply move in with your furniture and suitcases – this house is for you. Dating from the early 1800s, it remains in excellent condition, with thick stone walls giving it its distinctive character. Insulated roof, double-glazed windows, reversible heat pump – all in perfect condition... On the ground floor you'll find a living room; on the first floor, a kitchen with access to the...

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.



NOTES

DESCRIPTION

Layout:

- Ground floor: living room
- First floor: fitted kitchen, shower room, one bedroom (13 m²), stone terrace with another stone terrace slightly below, a large cellar and a woodshed
- Second floor: Spacious bedroom (18.50 m²) with toilet
- Outdoor areas: Large vaulted cellar with concrete floor (24 m²)

Equipment:

- Heating: Reversible heat pump in every room
- Wood-burning stove in the kitchen
- Ceiling fans in every room
- Double-glazed wooden windows with mosquito nets
- Water softener
- Towel warmer in the shower room
- Insulated roof
- Wooden parquet flooring in the living room and bedrooms
- Facade in excellent condition

Saint Martin de l'Arçon is one of the most sought-after villages in the Orb Valley; its quality of life, charming stone architecture, friendly atmosphere and natural surroundings make for a very pleasant place to live. A bus route providing access to Montpellier, which is also used for school transport, runs past the bottom of the village.

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