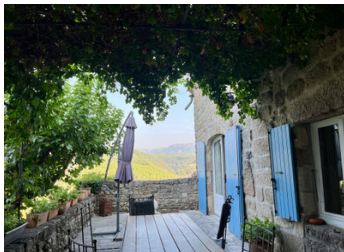


Stunning stone residence with breathtaking panoramic views – Southern Ardèche

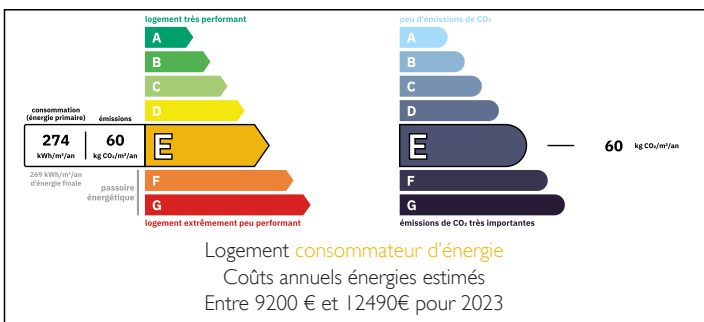


INFORMATION

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



ENERGY - DPE



IN BRIEF

Set in a charming and authentic village in the southern Ardèche, this exceptional stone property of approximately 350 m² offers an enviable lifestyle defined by space, character and truly spectacular views.

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.



DESCRIPTION

The ground floor welcomes you with a warm and inviting atmosphere, featuring two bedrooms, a bathroom, a kitchen and a generous double living area. The enclosed veranda is a standout feature — a light-filled space where you can relax and take in the sweeping views throughout the year.

Upstairs, three further spacious bedrooms, additional facilities and a dedicated home office create a perfect balance between comfort and functionality, all enhanced by the stunning surroundings.

The lower ground floor offers a large versatile living space, currently used as a home cinema/playroom, along with a technical room and three cellars, each with independent access — ideal for a variety of uses.

On the lowest level, a private bedroom suite with its own bathroom and a separate toilet provides an ideal guest retreat or independent living space.

Outside, two expansive terraces and a private garden invite you to enjoy the peaceful setting and panoramic scenery — perfect for long summer evenings and relaxed outdoor living.

Whether you are looking for a spacious family home, a dream holiday retreat, or an opportunity to create a boutique guesthouse, this property offers exceptional potential in one of southern France's most desirable regions.

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

LOCAL TAXES

Taxe foncière: 584 EUR

Taxe habitation: EUR

NOTES