

Spacious character village property with 5 bedrooms , workshop/storage, terrace.

EXCLUSIVE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Argeliers |
| Department: | Aude      |
| Bed:        | 5         |
| Bath:       | 3         |
| Floor:      | 148 m2    |
| Plot Size:  | 50 m2     |

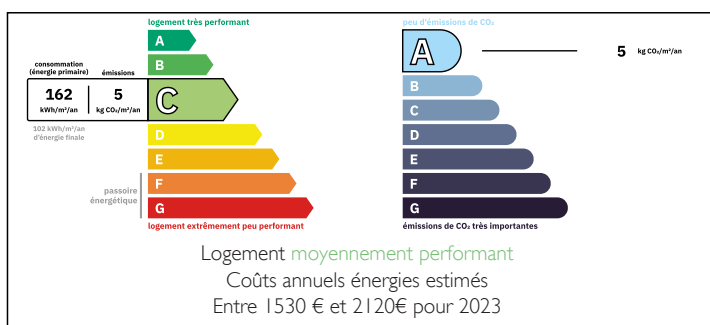
## IN BRIEF

Charming character stone village house with private terrace in the heart of sought-after Argeliers

Full of charm and original features, this spacious three-storey stone village house offers 148 m<sup>2</sup> of habitable space. The ground floor comprises a generous open-plan living and dining room with a fitted kitchen, together with a separate shower room and a useful 22 m<sup>2</sup> storage room. The first floor offers two bedrooms, including an impressive 30 m<sup>2</sup> master bedroom. The second floor features a third bedroom and a shower room, while the top floor provides two further bedrooms, one measuring 30 m<sup>2</sup>, plus an additional shower room. Character features include exposed stone walls, wooden beams, air conditioning in some rooms and electric heating. Outside, a delightful 50 m<sup>2</sup> private terrace provides the perfect space for relaxing or entertaining. Ideally located in the popular Minervois village...



## 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: **673 EUR**

## NOTES

## DESCRIPTION

Argeliers is a charming and sought-after village in the heart of the Minervois wine region, offering an excellent balance of peaceful village life and easy access to larger towns and the Mediterranean coast. Surrounded by vineyards and beautiful countryside, the village benefits from local amenities including a, grocery shop/ café, restaurant, pharmacy, medical services and primary school. The picturesque Canal du Midi is just a few minutes away, providing wonderful opportunities for walking, cycling and boating. Argeliers is ideally located approximately **\*\*20 km (25 minutes)\*\*** from Narbonne, **\*\*35 km (35 minutes)\*\*** from Béziers, **\*\*60 km (50 minutes)\*\*** from Carcassonne, and around **\*\*35 km (35 minutes)\*\*** from the Mediterranean beaches at Saint-Pierre-la-Mer. Both Montpellier and Toulouse international airports are within approximately 1 hour 15 minutes to 1 hour 45 minutes, making the village an ideal location for a permanent residence, holiday home or rental investment.

Approximative measurements :

### \*\*Ground Floor\*\*

- \* Lounge /dining area 30m<sup>2</sup>
- \* Kitchen – **\*\*8 m<sup>2</sup>\*\***
- \* Garage – **\*\*17 m<sup>2</sup>\*\***
- \* Additional storage area – **\*\*5.20 m<sup>2</sup>\*\***
- \* Shower room – **\*\*2 m<sup>2</sup>\*\***
- \* Separate WC – **\*\*0.82 m<sup>2</sup>\*\***

### \*\*First Floor\*\*

- \* Bedroom 1 – **\*\*9 m<sup>2</sup>\*\***
- \* Bedroom 2 – **\*\*30 m<sup>2</sup>\*\*** + **\*\*1.26 m<sup>2</sup>\*\*** dressing/storage area

### 2nd floor

- \* Bedroom 3 – **\*\*9.67 m<sup>2</sup>\*\***
- \* Shower room – **\*\*2.71 m<sup>2</sup>\*\***

### second floor

- \* Bedroom 4 – **\*\*11.09 m<sup>2</sup>\*\*** with built-in cupboard
- \* Bedroom 5 – **\*\*31 m<sup>2</sup>\*\***, including a **\*\*3 m<sup>2</sup>\*\*** en-suite shower room
- \* Attic (Grenier) – **\*\*30 m<sup>2</sup>\*\***, offering excellent