

An elegant, renovated stone village house with a swimming pool and a secluded courtyard in the heart of Villem

EXCLUSIVE



INFORMATION

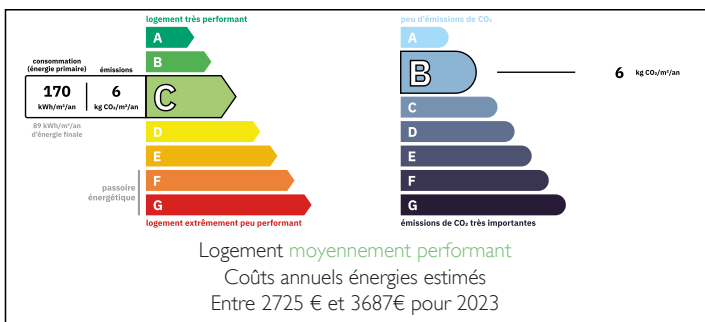
Town:	Villemagne-l'Argentière
Department:	Hérault
Bed:	3
Bath:	1
Floor:	174 m2
Plot Size:	100 m2

IN BRIEF

In the heart of the medieval village of Villemagne-l'Argentière, this authentic stone house of 174 m² combines old-world charm with the comfort of a high-quality renovation. Set around a pleasant courtyard with a swimming pool, completely sheltered from view, it offers a rare living environment for a village house. The living areas are bright and spacious, featuring a large open-plan area of nearly 58 m² combining a fitted kitchen, dining room and lounge, as well as a large ground-floor room that opens out onto the swimming pool via a sliding glass door. Three bedrooms, two bathrooms, a long balcony accessible from the kitchen – ideal for a few pots of herbs – and the complete lack of neighbours opposite round off this property full of character, perfect as either a main residence or a holiday home. Golf course...

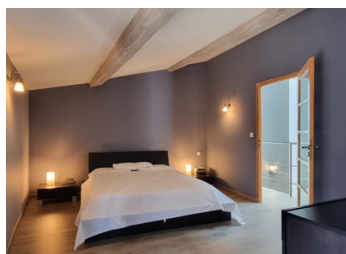


ENERGY - DPE



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: 1483 EUR

Taxe habitation: 1468 EUR

NOTES

DESCRIPTION

A home where life is good.

Behind its stone façade, typical of the village, this house reveals spacious rooms that are perfectly designed for comfortable living.

The ground floor comprises a bedroom, a utility room, a separate toilet, a shower room and a spacious 32 m² living room, whose large sliding glass doors open fully onto the courtyard and the swimming pool. This outdoor space, completely sheltered from view, forms a natural extension of the house and is the perfect place to relax on lovely summer days.

The first floor is dedicated to a magnificent open-plan living area of nearly 58 m², combining a lounge, dining room and modern fitted kitchen. This cosy space enjoys plenty of natural light and features a small balcony accessible from the kitchen – perfect for a few pots of flowers and herbs, and ideal for a coffee in the sun or simply enjoying a moment of peace and quiet.

The top floor comprises two lovely bedrooms under the eaves, a spacious bathroom with a sliding door, a heated towel rail and a separate toilet.

The renovation carried out in 2004 provides all modern comforts, including double-glazed aluminium joinery, large sliding glass doors on the pool side, roof windows fitted with electric roller shutters, a hot water tank replaced in 2022, and electric heating.

This property will appeal to lovers of traditional stone-built homes seeking a characterful, easy-to-live-in house, with outdoor space that is rare for a village home.

Villemagne-l'Argentière:

A former medieval town renowned for its...