



Character Detached House with Two Gites and Pool



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 914,006.94

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	30430
Soumis:	15/07/2024

Description:

REDUCED in price - Located between Barjac and Uzes, on a plot of 4,972 sqm, fully renovated 19th Century property with private area, plus 2 Guest Gites. From the interior courtyard you access your private space of approximately 240 sqm which consists of an independent fitted kitchen, living room with fireplace opening onto a shaded terrace, living room, office, 5 bedrooms, bathroom, shower room, 2 toilets, laundry room, as well as numerous outbuildings.

Also, 2 fully equipped Guest Gites of 75 sqm each with independent access.

You can enjoy the heated swimming pool offering a nice view of the village and the nearby river.

Quiet environment, a few minutes from all amenities.

Sector with high tourist throughput

- Information:

Number of rooms : 12
Number bedrooms : 9



Number of Floor : 3
Living Area : 390 m²
Garden area : 4972 m²
Parking : Parking et Garage
Year built : 1830
Agency fees will be fully paid for by the seller

- Benefits:

Terrace : Yes
Pool : Yes
Near commodities : Yes
Heating : Wood Burning Stove
Mains Drainage : Yes
General condition : Good
Standing : Good

The department of Gard in Languedoc-Roussillon region has a distinctly 'Provençal' feel to it, thanks to its sharing a border with both Provence and the famous 'Camargue' marsh region, famed for flamingoes, wild horses and bulls.

That said, the Gard does have distinctly Languedoc-Roussillon region qualities such as the high number of historical sites (Languedoc's history is far more interesting than Provence's), the Bull fights at Nîmes, and its dramatic landscapes.

In fact, it's in the Gard that the move away from the Mediterranean into a more continental, mountainous landscape begins. The weather cools the higher you climb, and the coarse river-stone villages so typical of Languedoc's Mediterranean departments (Hérault, Aude and Pyrénées-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Hérault become jagged and rocky in the Gard, sliced through by Languedoc's dramatic river gorges. It all starts to feel less hot and exotic and a little more like you're in the centre of France. The food improves too, with the slightly mundane Mediterranean fare being replaced with richer food more typical of the rest of the country.

The Gard department of Languedoc was important in Roman times, and Nîmes' Maison Carrée roman temple and Les Arenes roman amphitheatre are two of the best examples of roman architecture left in the world - and the Pont du Gard the largest remaining Roman aqueduct. Aigues-Mortes was built in the 13th Century by Louis IX as a new port for France, until rising silt rendered it an inland ghost-town.

Today, the Gard is attempting to modernise, like the rest of Languedoc, led by its capital Nîmes. Once a rather ugly city, it has commissioned some of the world's leading architects (such as Norman Foster) to build extravagant modern buildings.

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and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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For everything you need to know about French property visit www.clefrance.co.uk

Commun

Chambres:	9
Salle de bains:	4
Dimesions du lot:	4972 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.906.334
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