



## Town House in Good Order, Ideal Holiday Home



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
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Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 159,951.21

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Vestric-et-Candiac
Irányítószám:	30600
Feladta:	2024. 07. 15.

#### Leírás:

REDUCED in price - A great location between Nimes and Montpellier, 20 mm from the beaches of Grau du Roi, in the heart of the village of Vestric and Candiac, pretty village house of 84 m2.

- Ground floor: this property offers you a pretty furnished kitchen with its pantry, a living room of 20 m2.

- Upstairs: 2 beautiful bedrooms, a recent bathroom, toilet and attic.

Mains gas heating, PVC frames, roof bill.Easy parking nearby.

Ideal for investors or first purchase.

To visit quickly.

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' march 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 Nimes, 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 (Herault, Aude and Pyrenees-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Herault 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 Nimes' Maison Carree 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, lead by its capital Nimes. 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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Állapot: Good

## Gyakori

Hálósobák: 2

Fürdőszobák: 1

## Utility details

Heating: Yes

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.315

