



## Detached House with Pool and Panoramic Views



### Agent Info

Name: David Evans  
Company: Cle France Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +44 (1440) 820-358  
Languages: English, French  
Website: <https://clefrance.co.uk>

### Listing details

Property for: Sale  
Price: EUR 525,000

### Location

Country: France  
State/Region/Province: Occitanie  
City: Le Collet-de-Deze  
ZIP code: 48160  
Posted: Jul 15, 2024

### Description:

Located in Lower Cevennes - Cevenole property consisting of a Renovated Barn of 160 sqm living space in the main house (4 bedrooms), plus an independent Guest Gite of 109 sqm (2 bedrooms), on a plot of 4000 sqm with a swimming pool and panoramic view of the valley.

Quiet environment.

Possibility of acquiring 5 additional hectares.

Near village first amenities.

To visit without delay.

### - Information:

Number of rooms : 10  
Number bedrooms : 5  
Number Floors : 2  
Habitable Area : 270 m<sup>2</sup>



Garden area : 4000 m<sup>2</sup>

Parking : Garage

Year built : 1800

Agency fees will be fully paid for by the seller

- Benefits:

Terrace : Yes

Air conditioning : Yes

Near commodities : Yes

Heating : Individuel electric

Septic tank : Yes

General condition : Good

Lozere has an area of 5,166.9 km<sup>2</sup> (1,995 sq mi). It is the northernmost department of the current Languedoc-Roussillon region and is surrounded by 5 departments belonging to 2 regions: Cantal, Haute-Loire and Ardeche departments of the Auvergne-Rhone-Alpes region, and Gard and Aveyron departments of the Languedoc-Roussillon region.

Tourist activities include caving and a variety of sports, such as skiing and kayaking. Lozere contains a part of the Cevennes National Park. Lozere is considered one of the best areas in France for trout fishing. Rivers such as the Lot, Tarn and Truyere are particularly noted for their trout populations.

The geography of Lozere is complicated, covering four mountain ranges. In the north-west, the basalt plateau of Aubrac rises between 1,000 and 1,450 m (3,280 and 4,760 ft), with a cold humid climate influenced by the Atlantic. The north and north-east of the department contains the Margeride mountains, which are formed of granite, and have peaks between 1,000 and 1,550 m (3,280 and 5,090 ft). The climate here is also cold, but dryer than in Aubrac, with less snow.

The Causses are a series of very dry limestone plateaus in the south-west, and the south-east contains the Cevennes, which include the highest point in the department, the granite Mont Lozere at 1,702 m (5,584 ft).

The department also contains numerous rivers, above and below ground, including the Tarn, whose source is on Mont Lozere, and which flows through the Gorges du Tarn in the Causses.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years 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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### **Common**

Bedrooms:	5
Bathrooms:	2
Lot Size:	4000 sq m

### **Utility details**

Heating:	Yes
----------	-----

### **Building details**

Outdoor Amenities:	Pool
--------------------	------

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX5.906.331
-----------	-------------

