



Glorious Former Farm House in Great Location



Agent Info

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Listing details

Property for: Sale
Price: EUR 305,000

Location

Country: France
State/Region/Province: Occitanie
City: Anduze
ZIP code: 30140
Posted: Jul 22, 2024

Description:

REDUCED in price - Nestled in a rural hamlet we find this former farmhouse of 360 sqm total living area on land of 4630 sqm with a borehole and a vegetable garden. Combining charm and authenticity, this property is made up of two adjoining farmhouses. One of 60 sqm of living space renovated, the other of 150 sqm of living space left in its original condition, plus 150 sqm of outbuildings.

This property responds to different projects such as primary or secondary residence, or reception project.

New septic tank.

To visit.

- Information:

Number of rooms : 11
Number bedrooms : 6
Number Floor : 2
Area : 210 m2
Garden area : 4630 m2



Year built : 1800

Agency fees will be fully paid for by the seller

- Benefits:

Terrace : Yes

Near commodities : Yes

Heating : Individuel electric

Septic tank : Yes

General condition : Work needed

Construction : 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' 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 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, lead 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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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

Common

Bedrooms:	6
Bathrooms:	2
Lot Size:	4630 sq m

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.930.125
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