



## Detached Country House, Great Location



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 680,000

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Les Salles-du-Gardon
ZIP code:	30110
Posted:	Oct 15, 2024

### Description:

Amazing 19th Century Stone House of 700 m<sup>2</sup> partly renovated on 1.5 hectares of land, on 3 levels, the building consists:

- Ground floor: of a large bright space of 135 m<sup>2</sup> including the open kitchen open to the living room and its master fireplace (access to outdoor terraces and reversible air conditioning), and 5 large rooms whose function bedroom, living room, office or other will be to be determined by the new owner.
- 1st floor: 5 bedrooms, a bathroom with toilet, and terrace access.
- 2nd floor: 180 m<sup>2</sup> of surface to finish renovating.
- 3rd floor: a roof terrace of 200 sqm with breathtaking views of the Cevennes.

On the constructible ground, closed and raised, a borehole, a warehouse of 130 m<sup>2</sup> and a hangar attached in low-key of the building such a vestige of the industrial and mining past, to be deconstructed or to restore.



Huge potential.

Ideal real estate project and / or touristic project.

- Information:

Number of rooms : 16

Number bedrooms : 9

Number of parking place : 20

Number Floors : 3

Habitable Area : 700 m<sup>2</sup>

Garden area : 15000 m<sup>2</sup>

Constructible area : 10000 m<sup>2</sup>

Parking : Parking et Garage

Year built : 1890

Agency fees will be fully borne by the seller

- Benefits:

Terrace : Yes

Swimming Pool : Yes

Air conditioning : Yes

Near commodities : Yes

Heating : Oil

Mains Drainage : Yes

General condition : Work needed

Quality : 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 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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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.

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## Common

Bedrooms:	9
Bathrooms:	3
Lot Size:	15000 sq m

## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information



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