



## Detached House with Pool and Panoramic Views



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
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| Ülke:             | United Kingdom  |
| Experience since: |   |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 571,254.34 |

### Konum

|                      |                   |
|----------------------|-------------------|
| Ülke:                | France            |
| Eyalet/Bölge/ Şehir: | Occitanie         |
| Şehir/İlçe:          | Le Collet-de-Deze |
| Posta kodu:          | 48160             |
| Yayımlandı:          | 15.07.2024        |

### Açıklama:

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 m2  |
| Garden area :     | 4000 m2 |



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.

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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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## Genel Bilgiler

|                  |         |
|------------------|---------|
| Yatak odası:     | 5       |
| Banyo:           | 2       |
| Arazi Büyüklüğü: | 4000 m2 |

## Utility details

|          |      |
|----------|------|
| Heating: | Evet |
|----------|------|

## Building details

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

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.331

