



NEAR ANDUZE, TRADITIONAL 19TH CENTURY
STONE FARMHOUSE; SWIMMING POOL,
INTERNAL COURTYARD, SPACIOUS ANNEXES

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NEAR ANDUZE,
TRADITIONAL 19TH
CENTURY STONE
FARMHOUSE; SWIMMING
POOL, INTERNAL
COURTYARD, SPACIOUS
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PROPERTY FACT FILE	
REFERENCE	A24001SNB30
PRICE	€ 850,000 £ 729,725* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	386 m ²
LAND	2307 m ²
TOWN	Cardet
DEPARTMENT	Gard
LOCATION	0-2KM to amenities
TYPE	Gîte
CONDITION	Good condition
FEATURES	Hobby vineyard, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Sizeable stone property with authentic charm
- Appealing and unique features throughout
- Extensive outside space, choice of terrasses
- Potential for rental and further development
- Resin-treated 10x5m swimming pool

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FARMHOUSE: SWIMMING
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Réf : A24001SNB30

Nestled in a traditional little hamlet surrounded by picturesque vineyards, this large and characterful property offers an abundance of space, both indoors and outdoors, making it ideal for a large family, gatherings of friends, or even a promising business venture. Conveniently situated within easy reach of the charming villages of

DESCRIPTIF

The main accommodation is located across two of the wings of the property, with the more recently renovated section to the north-west wing. Spanning two floors plus a mezzanine, an interesting feature is that the accommodation only joins via one communicating bedroom on the first floor – hence each could be made separate and private from the other to split into five bedrooms, three shower rooms with WC, plus two bedrooms with two shower rooms with WC, and each part having its own kitchen, reception rooms and pantry spaces.

The two other wings encompass the large covered terrasse, and the barn and garage. The two latter measure approximately 45m² each with high roofs – again, very interesting potential for further expansion and development. The 300m² opposite the property offers further convenient parking, and is shaded by the olive trees.

The property is divided as follows;

Magnificent iron gates at the entrance, leading to the internal courtyard with working fountain

South-west wing;

Garden level;

- Boiler room
- Laundry room with shower room, WC, pantry and walk-in cupboard 7.8m²
- Large kitchen with vaulted ceilings 29m²
- Dining room 24m²
- Sitting room with vaulted ceiling and fireplace 33m²
- External stairs adjacent to the sitting room to the first-floor bedrooms

First floor;

- Two double bedrooms (15.7 and 17.5m²) and single bedroom (9.3m²), with shared bathroom and WC 8.25m²
- Large ensuite bedroom with WC and shower 24.8m²
- Shower room and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24001SNB30>

COMPLETE FILE AND PHOTO ON REQUEST



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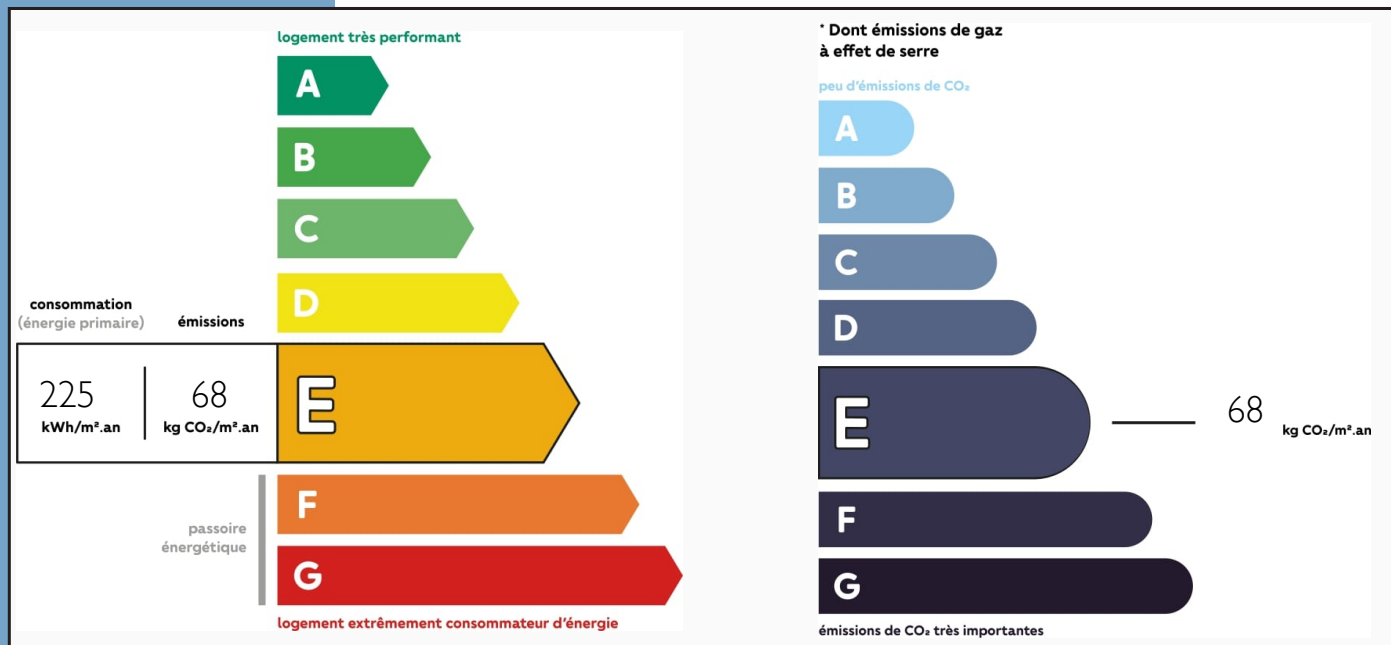
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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CONTACT

Réf : A24001SNB30
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AND PHOTOS
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