



STUNNING VILLA (240 M²) MAINLY ON THE GROUND FLOOR ON THE HILL WITH AMAZING VIEWS OVER THE CÉVENNES NATIONAL PARK, VERY SPACIOUS GARAGE (8 CARS), GREAT GARDEN (3800 M²) WITH OLIVE TREES AND HEATED SWIMMING POOL, ABOVE MEDIEVAL TOWN BARJAC.

STUNNING VILLA (240 M²)
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GROUND FLOOR ON THE
HILL WITH AMAZING
VIEWS OVER THE
CÉVENNE...



PROPERTY FACT FILE	
REFERENCE	I 15754RSI30
PRICE	€ 650,000 £ 541,275* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	240 m ²
LAND	3800 m ²
TOWN	Barjac
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



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This spacious and very light house build with high quality materials, with double glazed windows through out, central heating and air-condition offers very comfortable family home. It is only 10 min walking distance from the beautiful small town of Barjac with a lots of character and all amenities (cafés, restaurants, supermarket, pharmacy)

DESCRIPTIF

[To view more photos click here](https://photos.app.goo.gl/YVL8A8nmHmPvc3gh7)

The house offers on the ground floor:

- main entrance with hall
 - open plan fully equipped kitchen / dining / living room with fire place overlooking the south facing half covered terrace
 - 3 bedrooms with built-in wardrobe
 - office (could be another bedroom)
 - separate toilet
 - bathroom with bath
 - shower
 - laundry room
- stairs from the living room leads to the mezzanine above
 - guest bedroom
 - and access to the attic (with potential to create another bedroom and bathroom).
- very spacious garage underneath the whole surface with space for up to 8 cars, cellars, wc, shower.
- beautiful fully fenced garden with full-grown trees and heated swimming pool (12x5m)
 - 2 automatic gates
 - central geothermal heating system, air-condition, hot water heated by solar panels
 - security camera surveillance and alarm system

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I15754RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

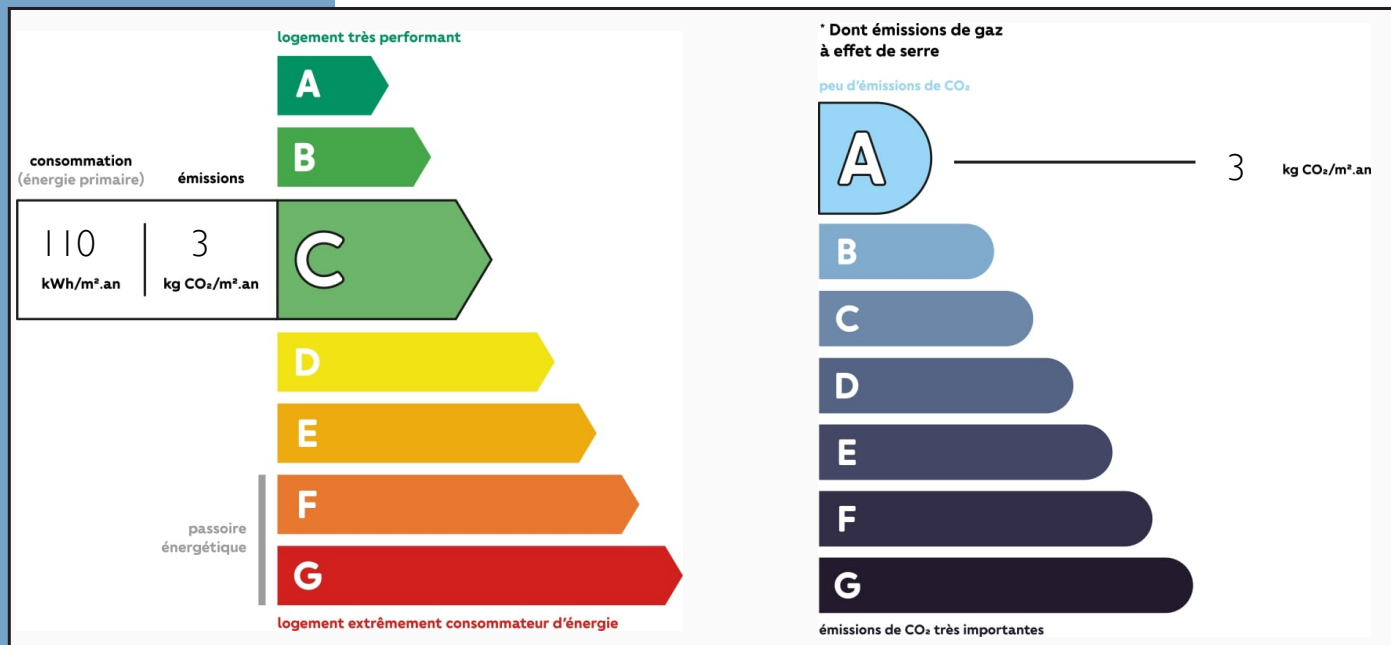


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ENERGIE-DPE

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NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : I15754RSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr