



STUNNING VILLA (240 M<sup>2</sup>) MAINLY ON THE GROUND FLOOR ON THE HILL WITH AMAZING VIEWS OVER THE CÉVENNES NATIONAL PARK, VERY SPACIOUS GARAGE (8 CARS), GREAT GARDEN (3800 M<sup>2</sup>) WITH OLIVE TREES AND HEATED SWIMMING POOL, ABOVE MEDIEVAL TOWN BARJAC.

STUNNING VILLA (240 M<sup>2</sup>)  
MAINLY ON THE  
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HILL WITH AMAZING  
VIEWS OVER THE  
CÉVENNE...



PROPERTY FACT FILE	
REFERENCE	I 15754RSI30
PRICE	€ 650,000 £ 547,872* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	240 m <sup>2</sup>
LAND	3800 m <sup>2</sup>
TOWN	Barjac
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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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

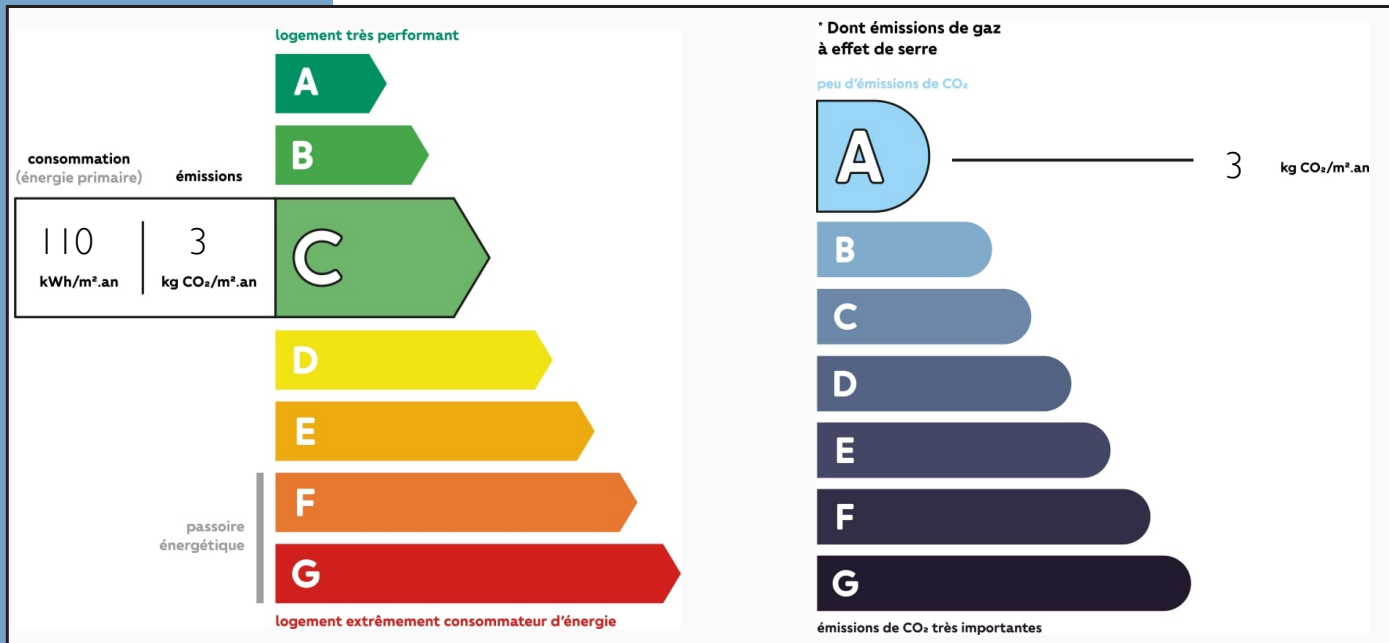


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## ENERGIE-DPE

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## CONTACT

Réf : I15754RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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