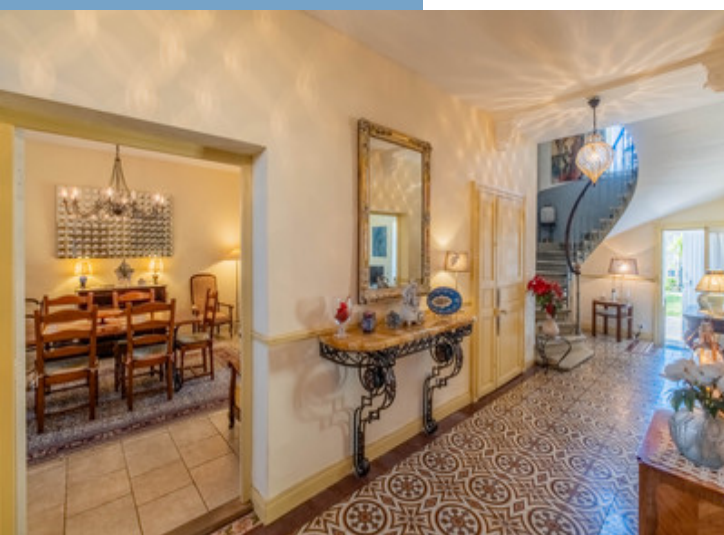




PRESTIGIOUS HOUSE FROM 19TH CENT. WITH
POOL AND GARAGE IN LIVELY VILLAGE
BETWEEN NÎMES AND MONTPELLIER.

PRESTIGIOUS HOUSE
FROM 19TH CENT. WITH
POOL AND GARAGE IN
LIVELY VILLAGE BETWEEN
NÎMES AND MONTPELL...



PROPERTY FACT FILE	
REFERENCE	A28725RSI30
PRICE	€ 1,095,000 £ 928,067* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	400 m²
LAND	715 m²
TOWN	Aigues-Mortes
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Walking distance to shops
*Price based on current exchange rate which is subject to change	





PRESTIGIOUS HOUSE
FROM 19TH CENT. WITH
POOL AND GARAGE IN
LIVELY VILLAGE BETWEEN
NÎMES AND MONTPELL...

Ref : A28725RSI30

Experience the allure of a dream life - that's what this spacious former winegrower's residence offers. This charming and elegant house offers the ideal setting for a perfect family home or a convenient lock-up-and-leave holiday retreat.

Situated in an authentic village, you'll find everything you need within

DESCRIPTIF

The house offers on the ground floor:

- Large entry hall (17 m²) adorned with original tiles
- Double living room (44 m²) with an open fireplace
- WC
- Dining room (22 m²) opening onto a
- Fully equipped kitchen (18 m²)

On the first floor:

- 5 comfortable bedrooms (21 m², 21 m², 18 m², 16 m², 15 m²)
- 4 bathrooms
- WC
- Dressing room
- Office
- Spacious library/living room (48 m²)

Additional Features:

- Very spacious garage (58 m²) with direct access to the kitchen and garden
- Workshop (26 m²) with cellar (9 m²)
- Laundry room (21 m²)

Independent Suite:

- Suite bedroom (17 + 7 m²) located in an extension with a summer kitchen and a grand ballroom (65 m²) featuring a monumental fireplace. This space overlooks a private garden complete with a well and swimming pool (11 x 3,5m), complemented by a shaded sitting area by the pool or under the olive tree.

Heating:

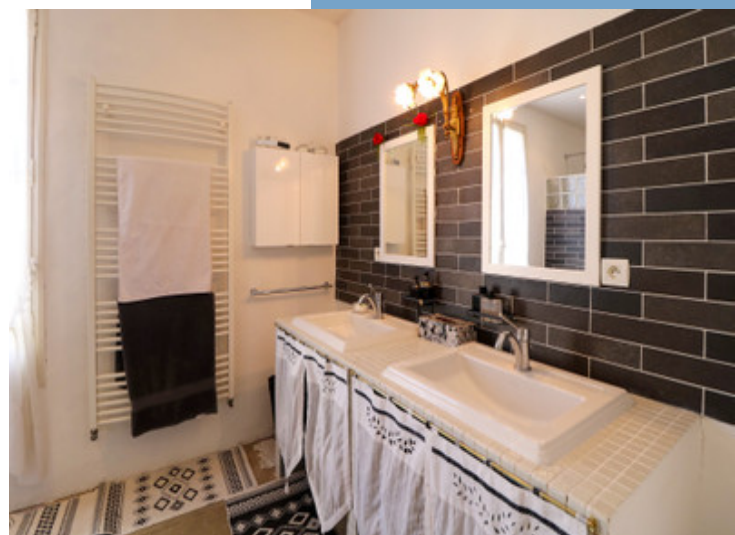
- Central gas heating (partly underfloor).

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/A28725RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

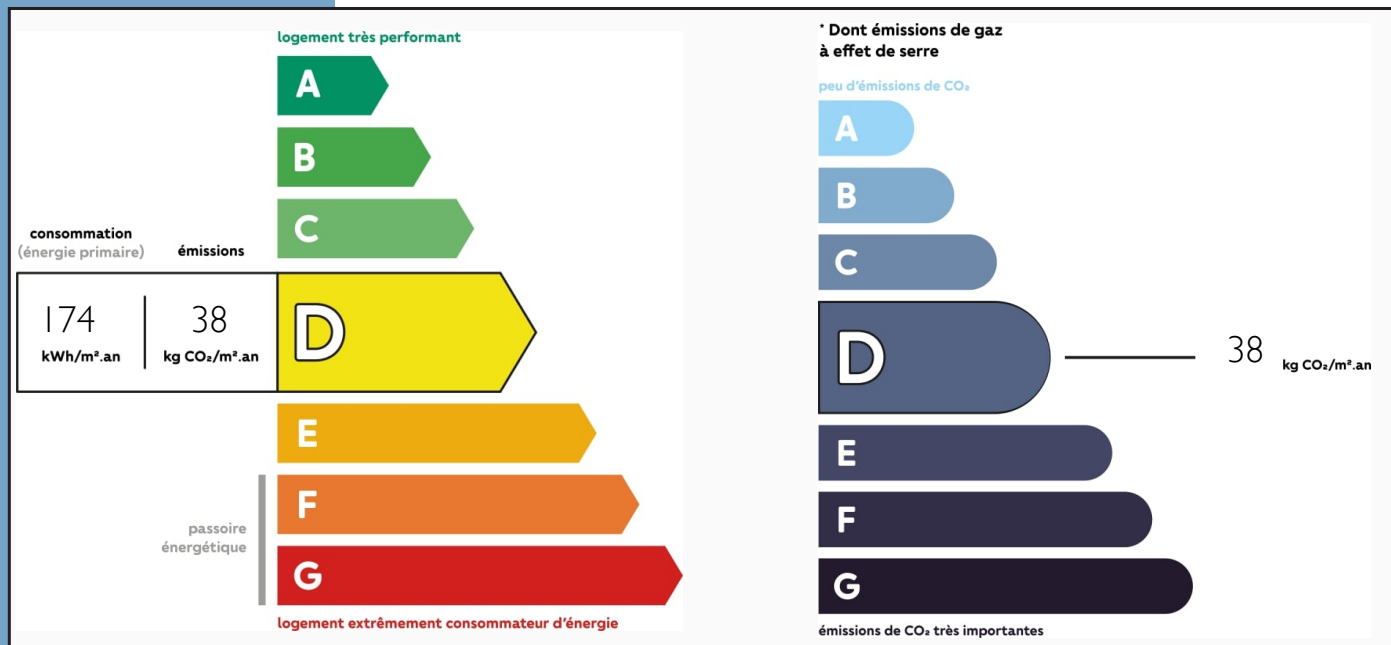
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PRESTIGIOUS HOUSE FROM 19TH CENT. WITH POOL AND GARAGE IN LIVELY VILLAGE BETWEEN NÎMES AND MONTPELL...

Ref : A28725RSI30

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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