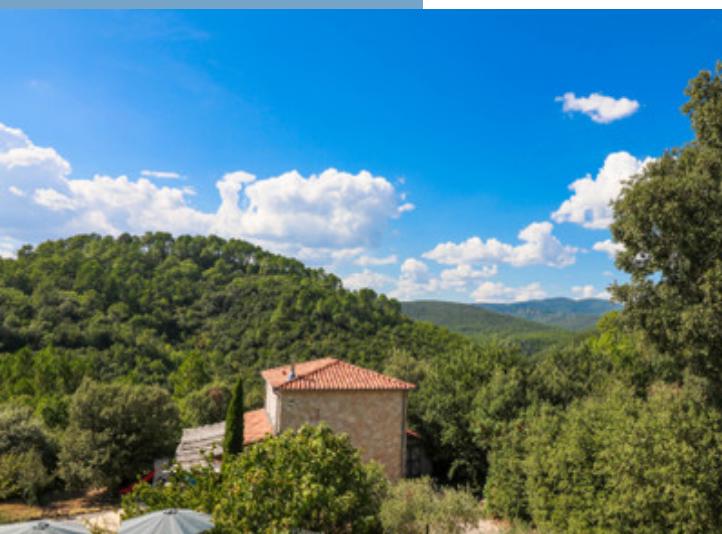




BEAUTIFUL STONE PROPERTY IN HIGH  
STANDARDS, NESTING IN THE NATURE WITH  
CHARMING VIEWS, NEAR ANDUZE.

BEAUTIFUL STONE PROPERTY IN HIGH STANDARDS, NESTING IN THE NATURE WITH CHARMING VIEWS, NEAR ANDUZE....



## PROPERTY FACT FILE

REFERENCE	A31903RSI30
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	266 m <sup>2</sup>
LAND	1500 m <sup>2</sup>
TOWN	Générargues
DEPARTMENT	
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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BEAUTIFUL STONE PROPERTY IN HIGH STANDARDS, NESTING IN THE NATURE WITH CHARMING VIEWS, NEAR ANDUZE....

Ref : A31903RSI30

Unique property with 2 independent houses, garage and swimming pool, built in 2014 in traditional style combined with charm and elegance with modern comfort is situated in a rural but not isolated location, only a few minutes from the popular town Anduze with restaurants, cafés, a lively weekly Thursday market, and a very popular

## DESCRIPTION

The main house offers 170 m<sup>2</sup> living space main house, which has all the elements that give a period home its soul: stone floors, monumental fireplace, a beamed ceiling whose timbers come from a castle, chestnut doorframes, oak doors,

on the ground floor:

- entrance hall
- fully equipped kitchen opening to
- spacious dining / living room with monumental fireplace (75 m<sup>2</sup>), stone floor, oak ceiling with beams from old castle and access to half covered terrace with magnificent views
- WC
- laundry room
- garage with mezzanine and window (potentially could be transferred for another room)

On the 1st floor:

- master bedroom with walk-in dressing room and bathroom with shower and bath
- 2 more bedrooms
- office
- bathroom with shower
- WC

The house has high standards of insulation, double-glazed windows throughout with shutters, under floor heating and air-condition. Travertine stone floor, window and door frames from chestnut.

2nd guest house could be used for visitors or rented out as a gîte with 2 independent flats each 45 m<sup>2</sup> with 2 bedrooms, bathroom, living room with kitchen and own terrace with BBQ.

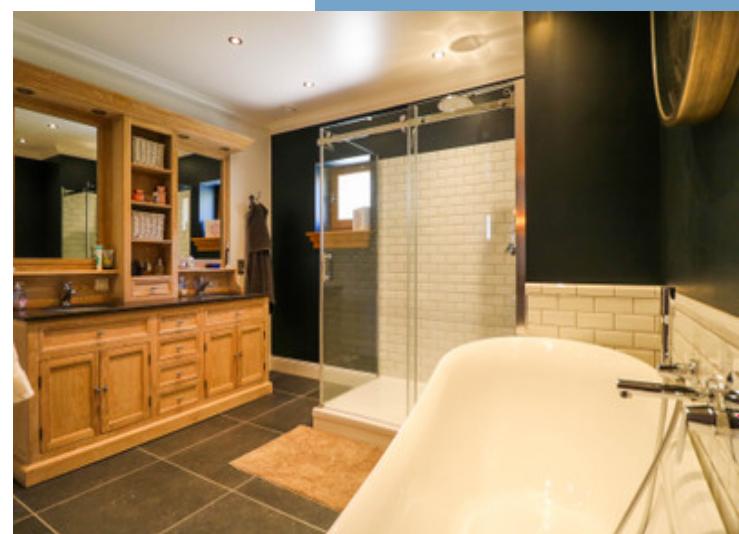
Manageable size of private, landscaped, terraced garden with great swimming pool with UV filtration system, garden shed. (potentially purchase some more land).

This property could be sold furnished.

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A31903RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

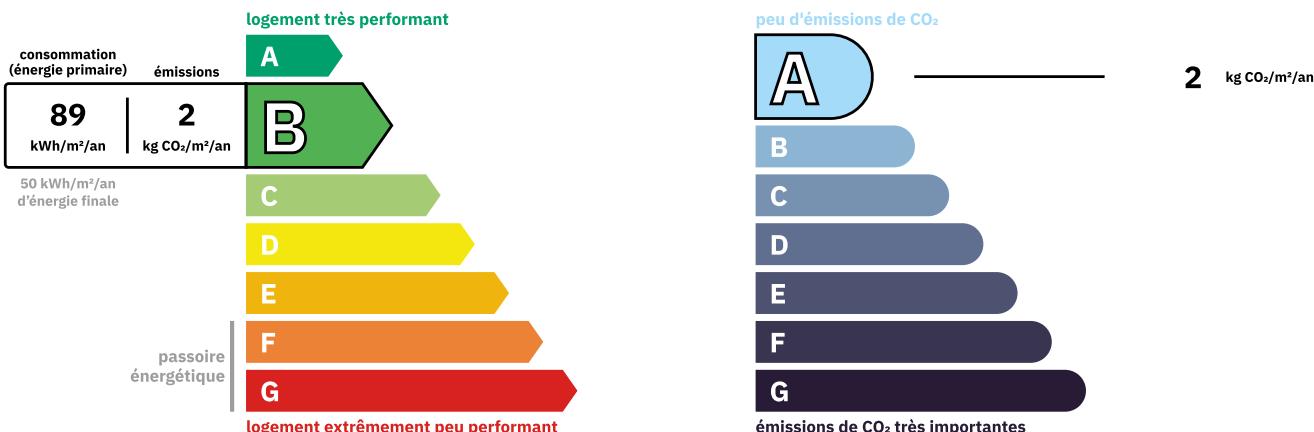


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## ENERGIE-DPE

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



Property Efficient  
Estimated annual energy costs  
between 820 € and 1180€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A31903RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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