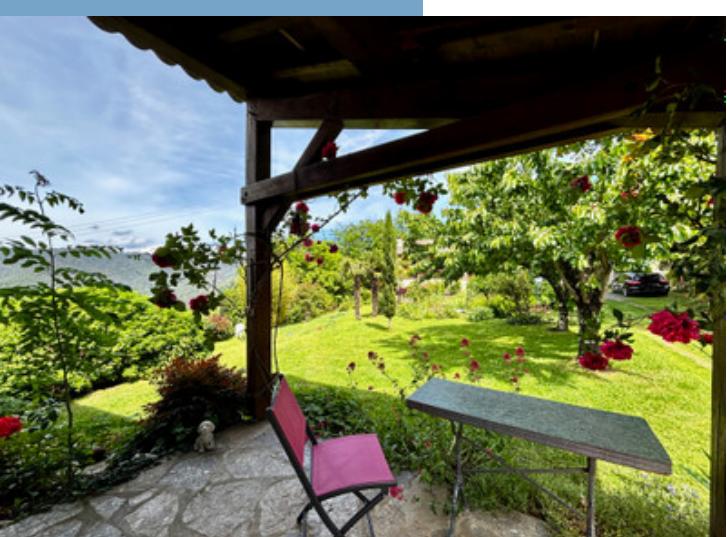




SAUMANE - PROPERTY WITH TWO SEPARATE  
HOUSES, ONE OF WHICH HAS AN INDOOR  
SWIMMING POOL AND A BEAUTIFULLY GARDEN

SAUMANE - PROPERTY WITH TWO SEPARATE HOUSES, ONE OF WHICH HAS AN INDOOR SWIMMING POOL AND A BEAUTIFUL...



## PROPERTY FACT FILE

REFERENCE	A37300EEE30
PRICE	€ 510,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	274.75 m <sup>2</sup>
LAND	4623 m <sup>2</sup>
TOWN	Saumane
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



- Exceptional view
- Business potential
- Very peaceful area
- Indoor swimming pool
- 

SAUMANE - PROPERTY WITH TWO SEPARATE HOUSES, ONE OF WHICH HAS AN INDOOR SWIMMING POOL AND A BEAUTIFU...

Ref : A37300EEE30

Two homes with exceptional views in a very quiet area with great business potential.

The indoor swimming pool can be used all year round.

## DESCRIPTION

In the Cévennes between Saumane and l'Estréchure, in a very peaceful setting, lies this beautiful property in a dominant position with two houses on a plot of 4623 m<sup>2</sup>.

The main house, built in natural stone, has a living area of 155 m<sup>2</sup>. The house consists of a living room, a dining room with open kitchen, four bedrooms, a bathroom, a shower room, two toilets, a garage and a cellar of 80 m<sup>2</sup>. In the living room there is a fireplace that provides the necessary warmth and cosiness during the winter months.

The house recently had a new roof installed with excellent insulation (ten-year warranty), and the central heating is powered by a recent pellet boiler.

The second house has a living area of 120 m<sup>2</sup> and features a 70 m<sup>2</sup> space with an open kitchen, a swimming pool heated by a heat pump with a double counter-current system and three massage jets. Large windows overlook the terrace of the house, making the swimming pool easy to maintain and creating the feeling that you are outside. Bathroom and changing room near the swimming pool.

Below are two bedrooms, a dressing room and a second bathroom with toilet. This house has underfloor heating (pool level) and a heat pump.

The grounds are enclosed by plants, have a carport for two cars and a garage.

This property is very well maintained and requires no work.

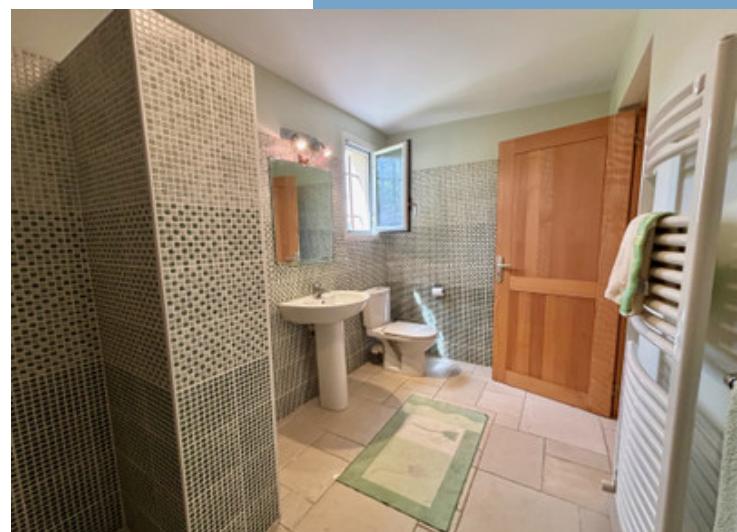
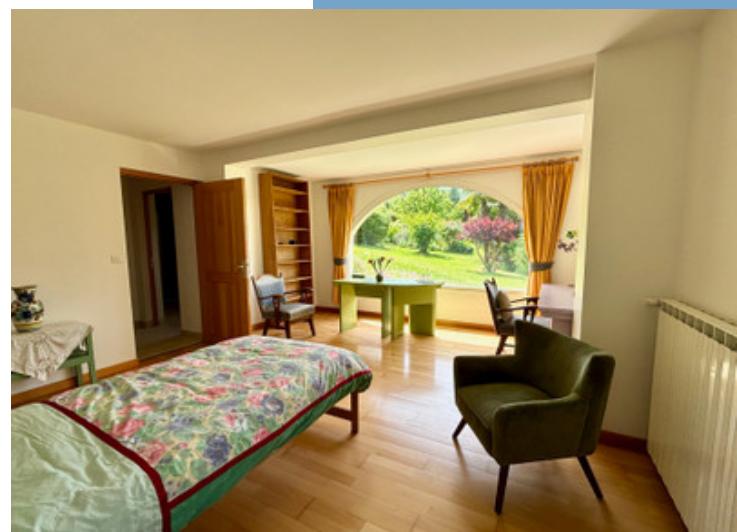
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A37300EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

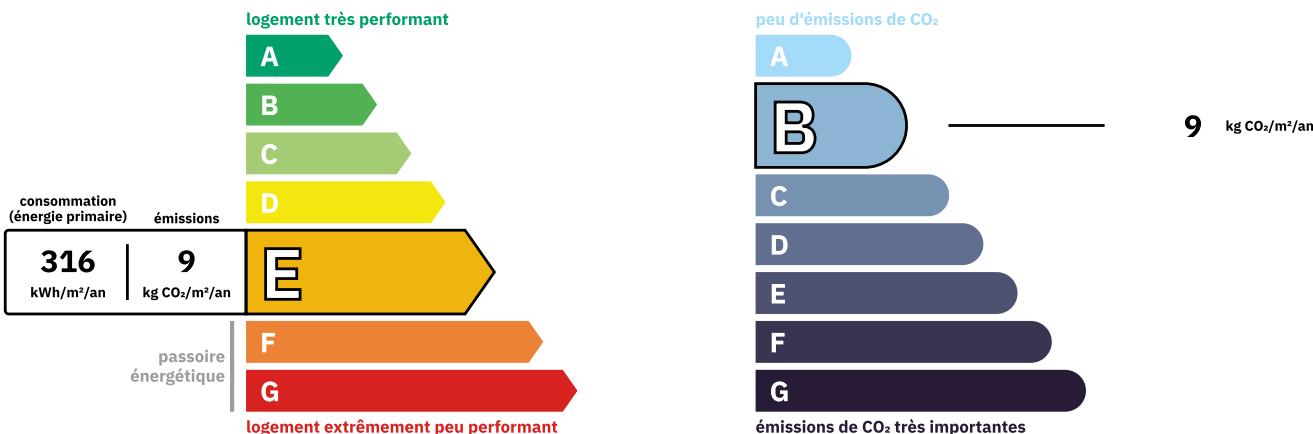


SAUMANE - PROPERTY WITH  
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## ENERGIE-DPE

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Property Energy consuming

Estimated annual energy costs

between € and € for

## 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 : A37300EEE30

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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