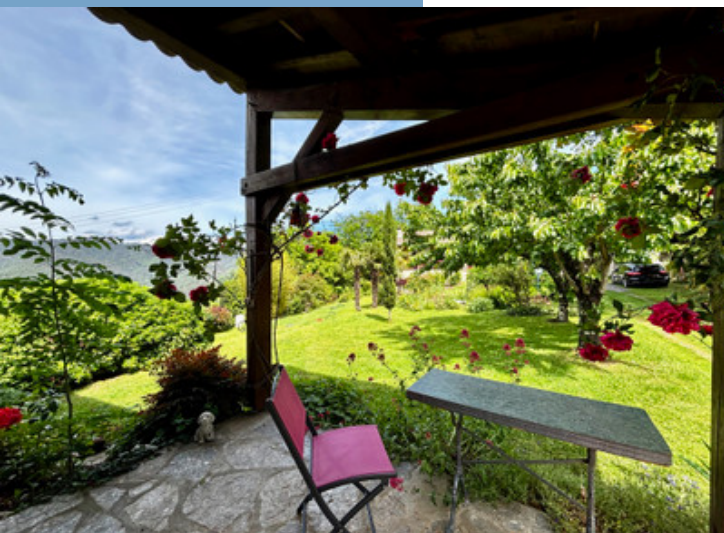




SAUMANE - PROPERTY WITH TWO SEPARATE  
HOUSES, ONE OF WHICH HAS AN INDOOR  
SWIMMING POOL AND A BEAUTIFULLY GARDEN

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



PROPERTY FACT FILE	
REFERENCE	A37300EEE30
PRICE	€ 510,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	275 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

Stunning estate with two houses in the Cévennes

Situated between Saumane and l'Estréchure, on a peaceful hilltop in the Cévennes, lies this superbly maintained estate comprising two houses on a plot of 4,623 m<sup>2</sup>.

## DESCRIPTION

A stunning estate in the Cévennes with two houses, a swimming pool and complete privacy

Situated between Saumane and l'Estréchure, in the heart of the Cévennes and in an exceptionally peaceful setting, this magnificent estate is perched on a hilltop. The estate comprises two properties on a plot of 4,623 m<sup>2</sup> and offers breathtaking views, complete privacy and the utmost in living comfort.

Main residence – 155 m<sup>2</sup>

The characterful main house, built from natural stone, has a living area of 155 m<sup>2</sup> and comprises:

- \* a spacious living room with a fireplace;
- \* a dining room with an open-plan kitchen;
- \* four bedrooms;
- \* a bathroom;
- \* a shower room;
- \* two toilets;
- \* a garage;
- \* a cellar of approximately 80 m<sup>2</sup>.

The cosy fireplace provides extra warmth and atmosphere during the winter months. The property has recently been fitted with a completely new roof with high-quality insulation (10-year guarantee). Central heating is provided by a modern pellet boiler.

Second property – 120 m<sup>2</sup>

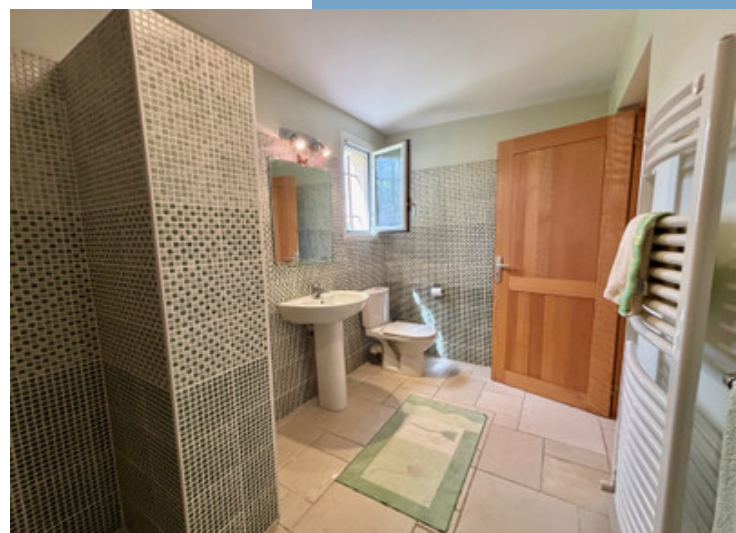
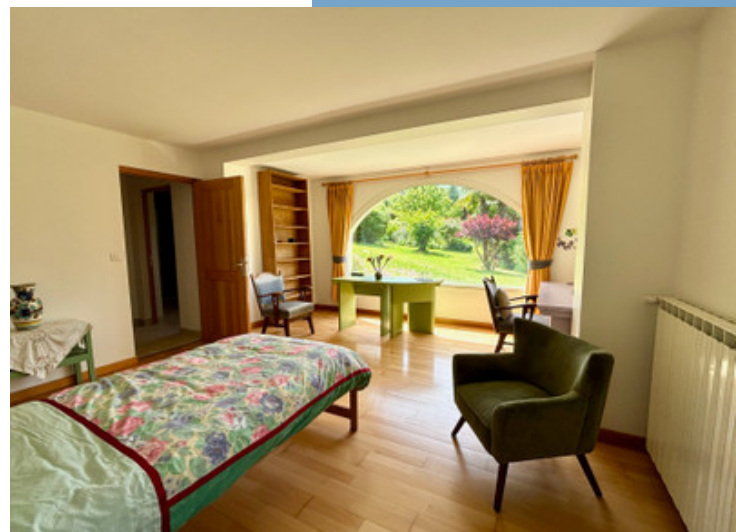
The second property has a living area of 120 m<sup>2</sup> and offers numerous possibilities, such as a guest house, holiday let or home for family.

On the upper floor is a spacious living area of 70 m<sup>2</sup> with an open-plan kitchen and a beautiful indoor swimming pool. The pool is heated by a heat pump and is equipped with a dual counter-current system and three massage jets. Thanks to the large windows opening onto the terrace, you can enjoy a pleasant connection between

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

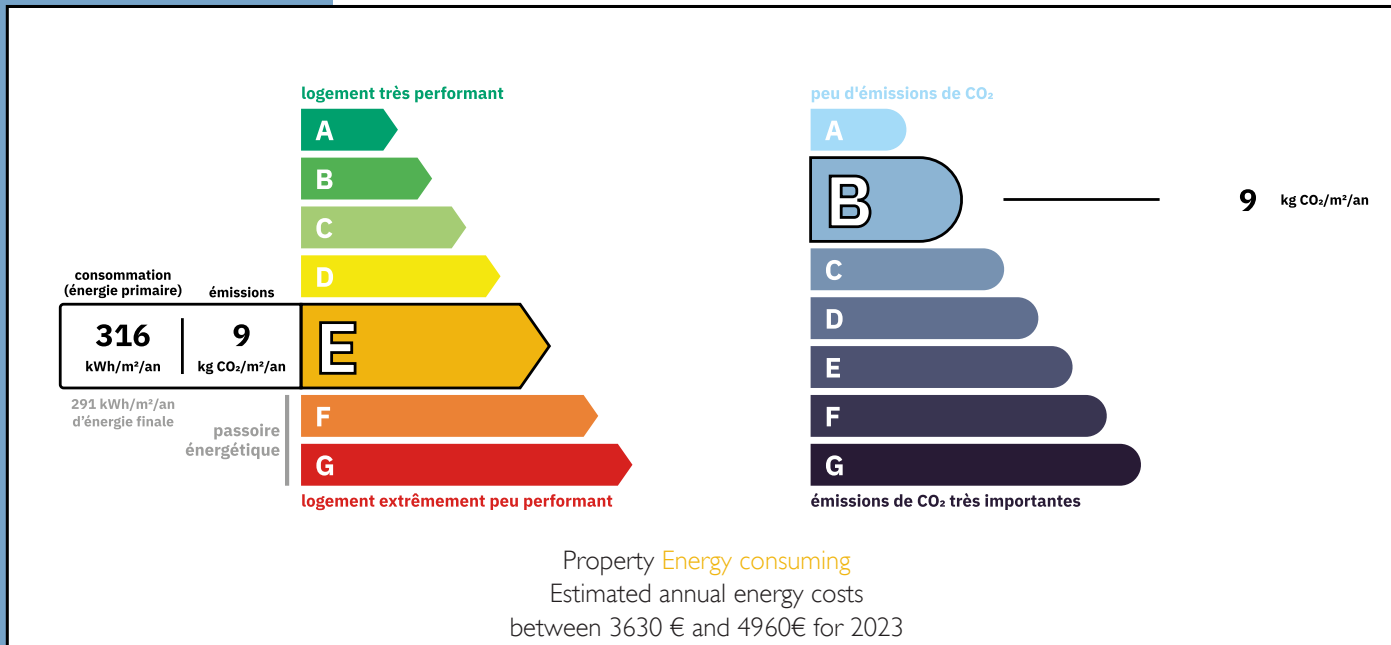


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A37300EEE30

## ENERGIE-DPE



## 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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