



## 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* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	274.75 m²
LAND	4623 m²
TOWN	Saumane
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- 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 m².

The main house, built in natural stone, has a living area of 155 m². 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 m². 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 m² and features a 70 m² 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.

-----

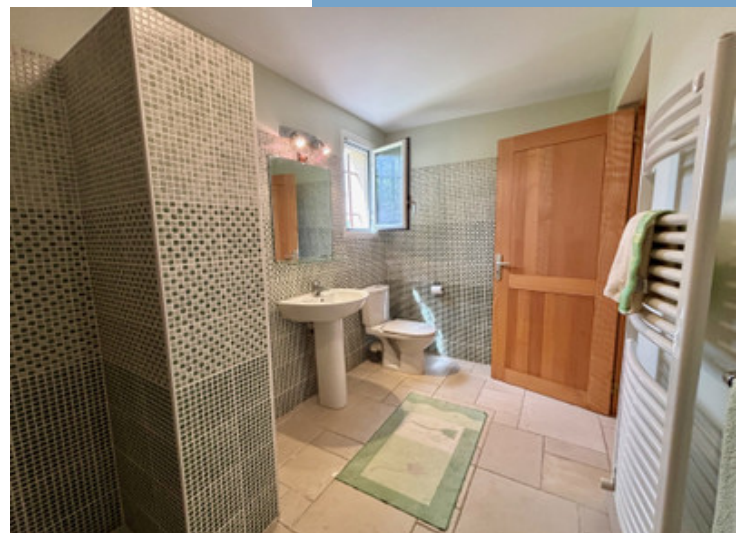
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

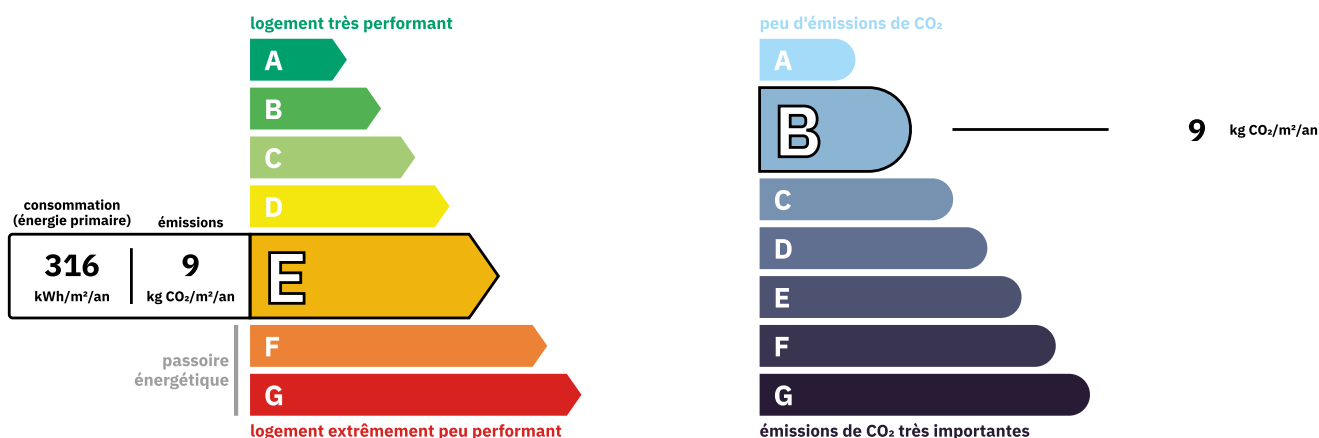
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

Ref : A37300EEE30

## ENERGIE-DPE

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



Property Energy consuming  
Estimated annual energy costs  
between € and € for

## NOTICE

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

1: 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 : A37300EEE30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)