



SAINT-NAZAIRE-DES-GARDIES - GARD -
SPACIOUS HOUSE WITH 6 BEDROOMS, GITE
AND SWIMMING POOL

SAINT-NAZAIRE-DES-GAR
DIES - GARD - SPACIOUS
HOUSE WITH 6
BEDROOMS, GITE AND
SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A40281EEE30
PRICE	€ 699,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	307 m ²
LAND	1480 m ²
TOWN	Saint-Nazaire-des-Gardies
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- Character property in a peaceful village
- 6 bedrooms + independent gîte
- Heated swimming pool 10 × 4 m
- Garden with well & automatic irrigation
- Between Anduze and Quissac

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Saint-Nazaire-des-Gardies is a quiet village set in a peaceful countryside environment in the Gard, ideally located between Anduze and Quissac. While the village itself offers a calm residential atmosphere, everyday amenities such as a pharmacy and supermarket are available just 6 km away.

DESCRIPTION

This tastefully decorated property offers many possibilities. It can serve as a large family home or can be converted into a bed and breakfast/gîte. On the ground floor, you enter through a spacious entrance hall. From the entrance hall, you have access to a very spacious kitchen (31 m²). From the kitchen, there is direct access to the terrace and garden. There is also a room on the ground floor that serves as a library. You can relax in a very bright sitting and living room (37 m²). The living room or hallway also provides access to an office space. A separate entrance leads to a gîte on the ground floor. This has a kitchenette/sitting area, mezzanine bedroom and separate bathroom.

The central staircase in the entrance hall leads to the first floor. There are six bedrooms on this level. The bright master bedroom with bathroom has a surface area of 35 m². The bathroom has a freestanding bath, large shower, toilet and matching washbasin unit. Two bedrooms (13 m²) have their own bathroom with toilet and shower. There are also two 13 m² bedrooms without en-suite bathrooms. The first floor also has a mezzanine room that currently serves as a billiard/games room. This can easily be converted into bedrooms as there is a separate bathroom.

You can truly relax or organise a pool party in the recently landscaped garden and swimming pool. A pool house with a summer kitchen is the perfect place for this. The technical room and changing room with toilet are also located in the ...



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A40281EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

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

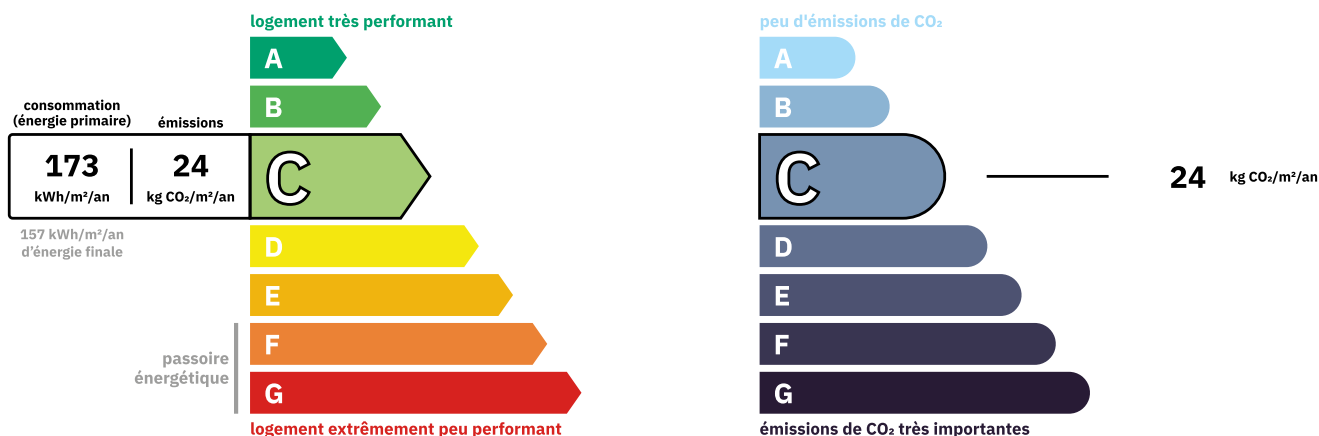
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- GARD - SPACIOUS HOUSE
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 4000 € and 5480€ for 2021

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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.

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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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AND PHOTOS
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