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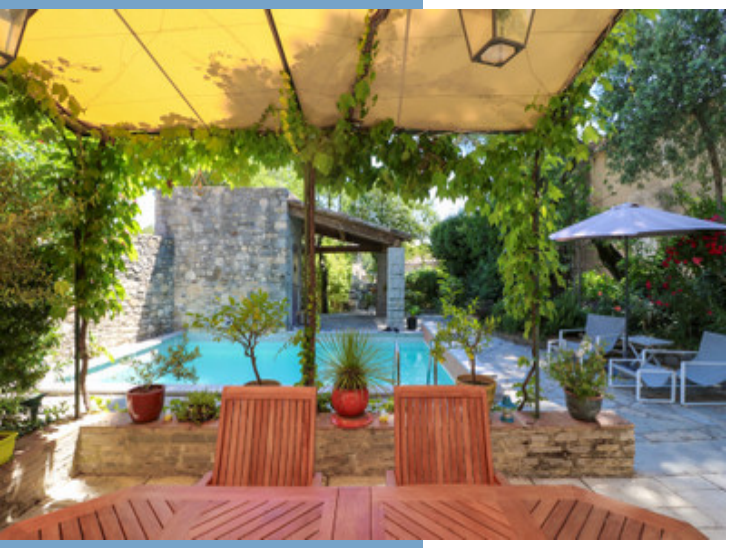
CHARMING 12TH CENTURY VILLAGE HOUSE WITH PRIVATE GARDEN AND SWIMMING POOL BETWEEN NÎMES AND MONTPELLIER.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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CHARMING 12TH CENTURY VILLAGE HOUSE WITH PRIVATE GARDEN AND SWIMMING POOL BETWEEN NÎMES AND MONTPEL...





PROPERTY FACT FILE

REFERENCE	A41138RSI30
PRICE	€ 885,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	220 m²
LAND	483 m²
TOWN	Liouc
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Authentic 12th-century presbytery
- Fully restored between 2000 and 2011
- Landscaped garden with pool and privacy
- In charming village near Quissac
- Attached construtible plot of land of 454 m²

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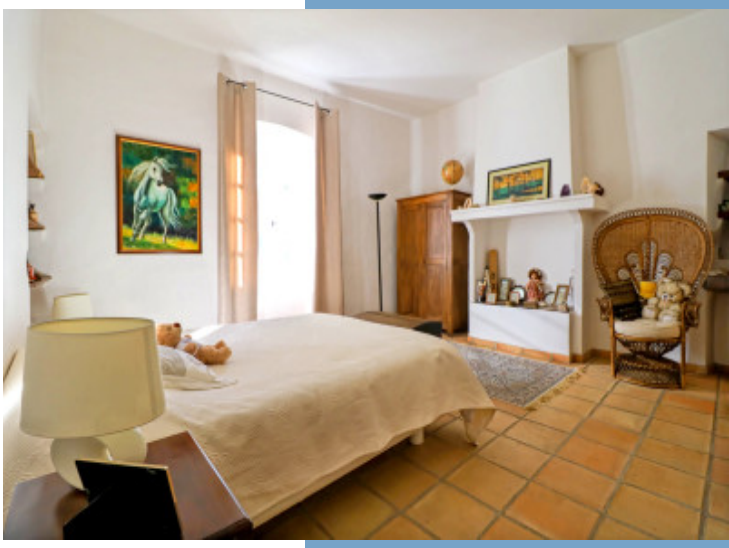
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Nestled on the heights of a charming village between Nîmes and Montpellier within 2km from Quissac with all comerce, this former 12th-century presbytery has been beautifully restored between 2000 and 2011 with great respect for its original materials and character. In the heart of the Gard region, surrounded by rolling vineyards and



DESCRIPTION

The stone house offers on the ground floor:
- Entrance hall (19.98 m²): spacious and welcoming, leading naturally into the living areas.
- Living room (17.07 m²): bright and comfortable, with easy flow between rooms.
- Dining room (16.43 m²): perfect for family meals and entertaining, connected to the kitchen.
- Main kitchen (11.26 m²): functional and well-designed, with access to a back kitchen (5.87 m²) for storage and preparation.
- Technical room (9.88 m²): housing the heating, utility systems and loundry.
- Shower room / WC (4.19 m²): conveniently located on the ground floor.
- Garage (32 m²) - spacious space for car and storage Private parking area and storage with direct access to the house.



First Floor:
- Four spacious bedrooms (average 20 m² each): light-filled rooms retaining the charm of exposed stone and beams.
- TV room / study (20.46 m²): a versatile space for reading, working, or relaxing.
- Two shower rooms / toilets (7.22 m² and 11.20 m²).
- Separate WC (1.92 m²).

Outdoor Areas:
Enclosed stone walls ensure complete privacy.
Landscaped garden with Mediterranean flora.
Swimming pool (6 m × 4 m) with salt filtration system and electric floating cover.



Construtible plot of land (approx. 460 m²), once part of the village château grounds, offering further outdoor space or potential development.

Equipment and Technical Details:
Central oil-fired heating system.
Mains drainage connection (tout-à-l'égout).
Thick stone walls ensuring natural ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41138RSI30

COMPLETE FILE AND PHOTO ON REQUEST

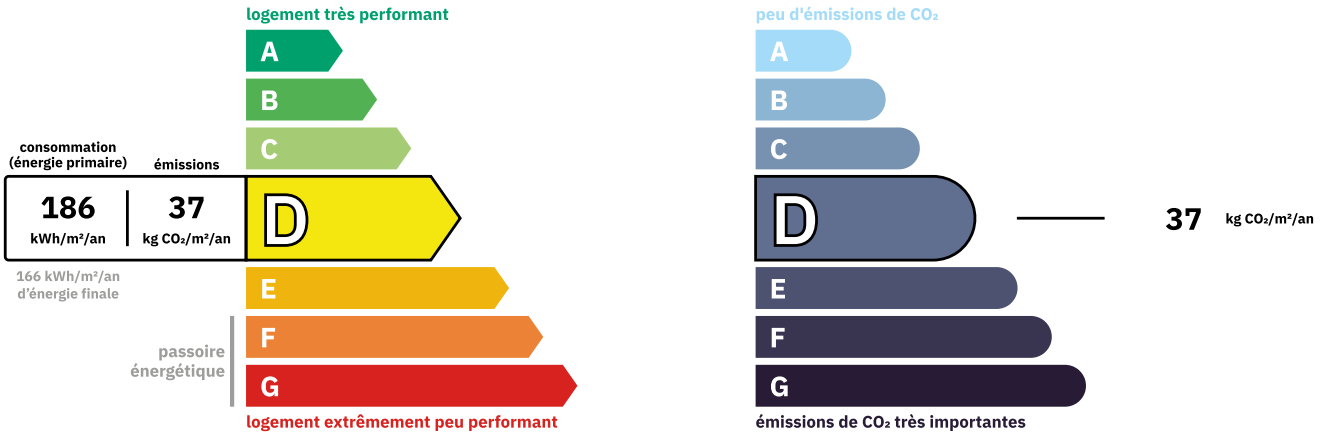
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3700 € and 5100€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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