



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

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PROPERTY FACT FILE	
REFERENCE	A41 38RSI30
PRICE	€ 885,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	220 m ²
LAND	483 m ²
TOWN	Quissac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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

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

Ref : A41138RS130

Nestled on the heights of a charming village between Nîmes and Montpellier within 2km from Quissac with all commerce, 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 laundry.
- 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.

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

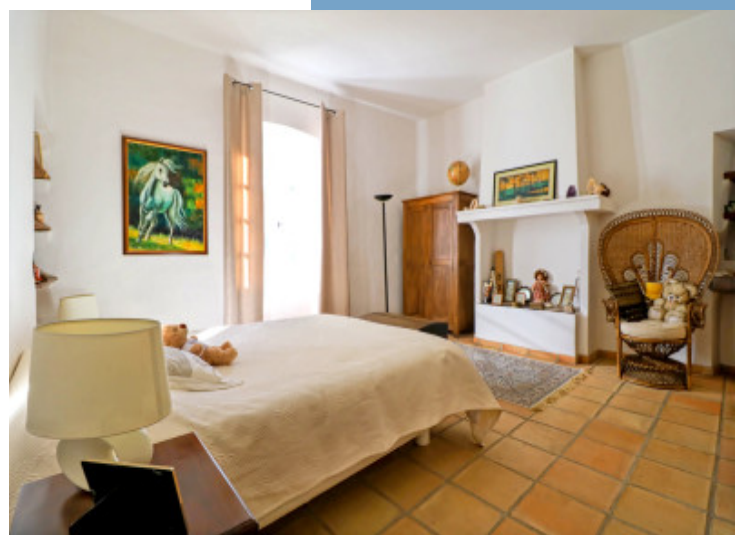
Equipment and Technical Details:

- 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/A41138RS130>

COMPLETE FILE AND PHOTO ON REQUEST

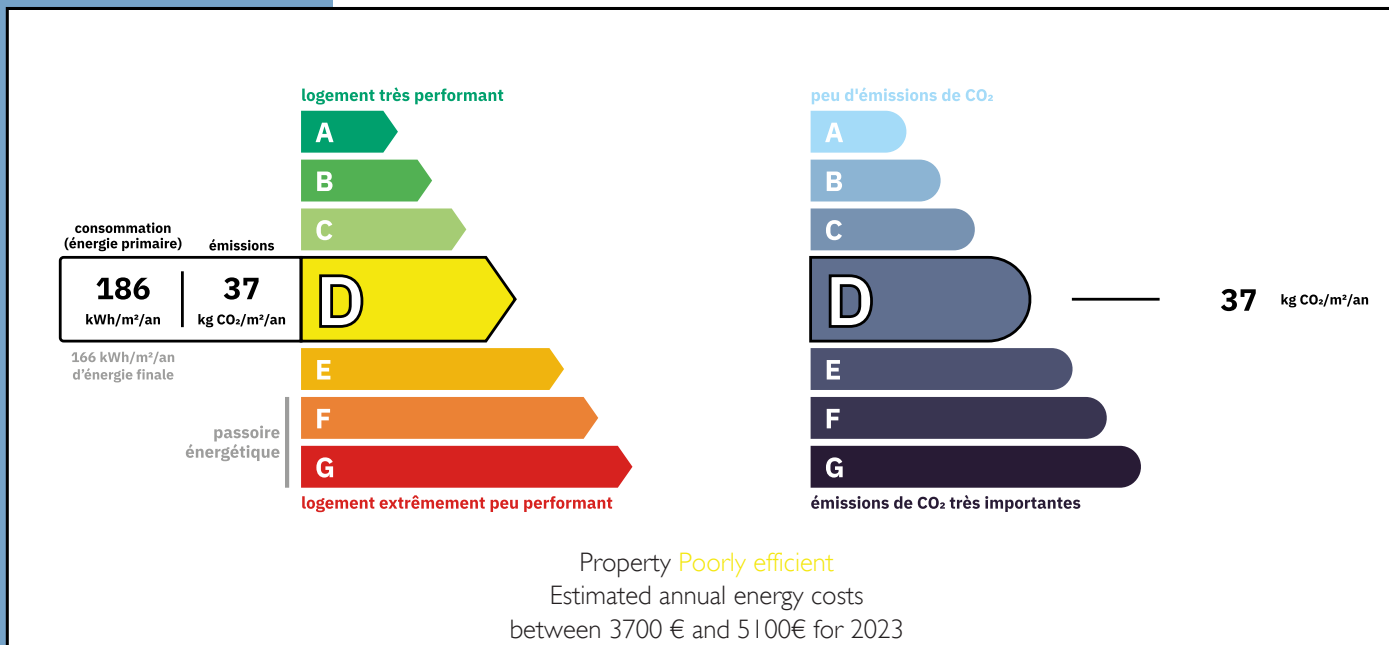


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

Réf :A4I I38RSI30
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AND PHOTOS
ON REQUEST

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