



ALÈS - GARD - HOUSE WITH 5 GÎTES AND  
SWIMMING POOL IN A VERY QUIET AREA AT THE  
FOOT OF THE CÉVENNES

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VERY QUIET AREA AT THE  
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## PROPERTY FACT FILE

REFERENCE	A41210EEE30
PRICE	€ 900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	337 m <sup>2</sup>
LAND	2511 m <sup>2</sup>
TOWN	Alès
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- Business potential
- DPE label A
- In a very quiet area
- Swimming pool
- 

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This energy-efficient property offers great business potential with 5 gîtes.

The peaceful surroundings make it a lovely place to relax by the large swimming pool.

## DESCRIPTION

Residence with 5 gîtes in a very quiet area.

Located on grounds of over 2500 m<sup>2</sup> with a swimming pool, various terraces and relaxation areas in the sun or in the shade of the terraces. The main building consists of a large living room with fireplace, a fitted kitchen, 2 bedrooms, a bathroom and a laundry room. On the first floor there is an office and a large bedroom under the sloping roof with the possibility of creating a bathroom.

From the living room and kitchen, large sliding windows provide access to the large terrace and swimming pool.

A second building consists of 3 gîtes of approximately 50 m<sup>2</sup>. Each gîte consists of 2 bedrooms, a living room-kitchen and a bathroom. Each gîte has its own terrace with awning of approximately 13 m<sup>2</sup>.

Attached to the main building is a fully equipped studio and a gîte of approximately 34 m<sup>2</sup> with a bedroom, a living room-kitchen, a bathroom and a private terrace.

In the garden, the area around the heated swimming pool (11 x 4.8) and the tiled terrace offer plenty of relaxation areas (in the sun or in the shade).

Each gîte is air-conditioned. The main building is equipped with a heat pump, solar panels, fibre optic broadband and a well. There is ample parking at the entrance to the property.

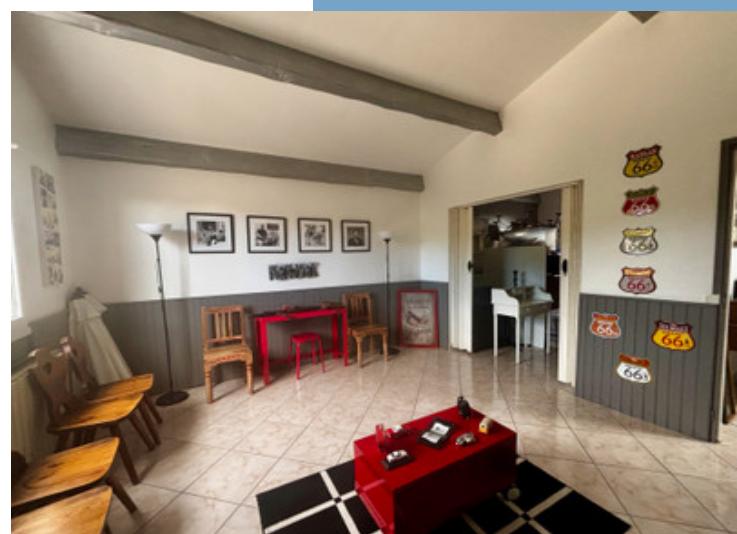
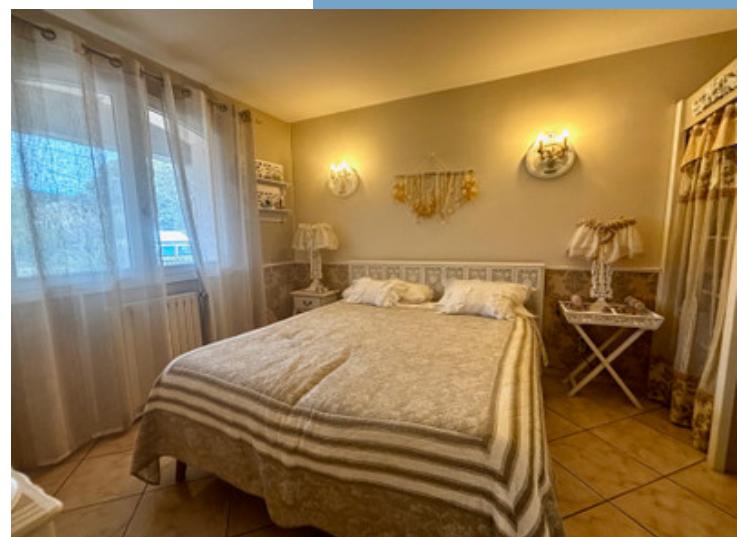
Thanks to various energy-efficient modifications to the property, it has a very favourable energy rating. The property has an A rating and the gîtes have a C rating.

This beautiful property is an investment with good occupancy throughout...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41210EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

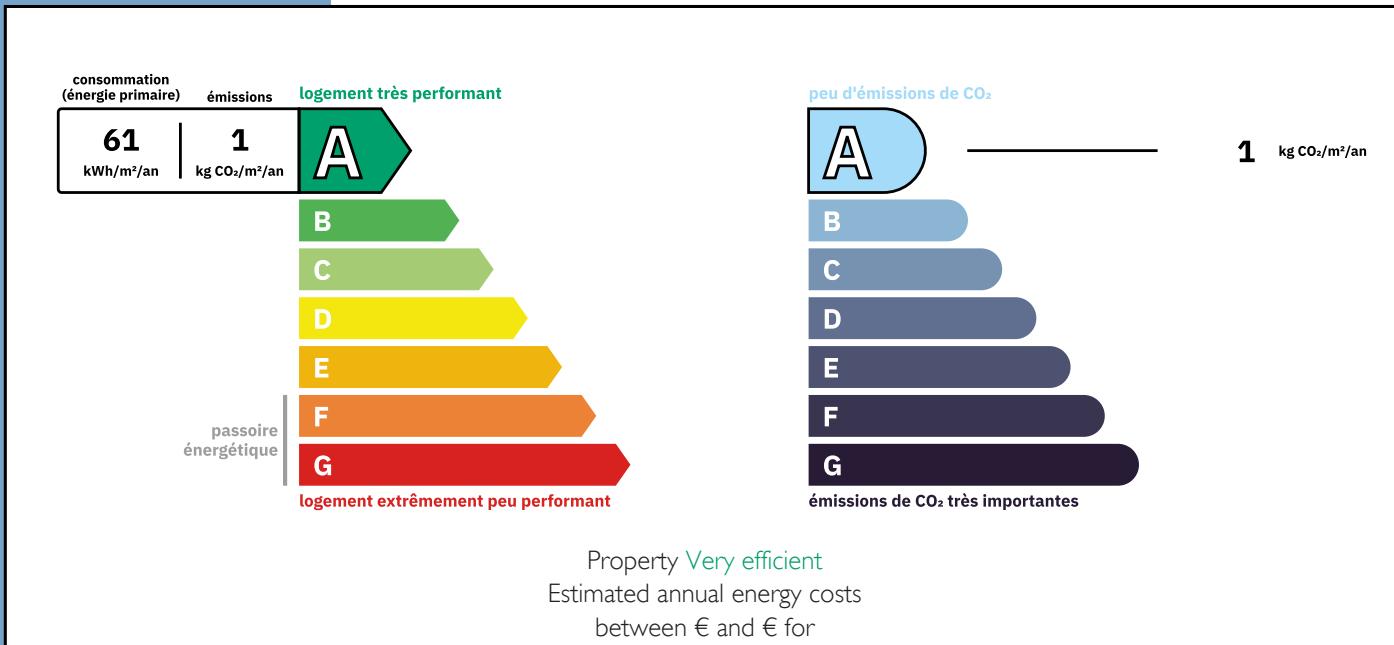


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A41210EEE30

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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