

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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









PROPERTY FACT FILE

REFERENCE	A41210EEE30
PRICE	€ 890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	337 m²
LAND	2511 m²
TOWN	Alès
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A41210EEE30

A residence comprising 5 holiday cottages in a peaceful, prime location

Set on a plot of over 2,500 m², this beautiful residence features a heated swimming pool, several terraces and plenty of privacy. The



DESCRIPTION

A beautiful residence comprising 5 holiday cottages in an exceptionally peaceful location

Set on a plot of over 2,500 m², this charming residence features a heated swimming pool, several terraces and a variety of relaxation areas in both sun and shade. A unique combination of comfortable living and a profitable tourist business.

Main house

The main house features a spacious and light-filled living room with a fireplace, a fully fitted open-plan kitchen, two bedrooms, a bathroom and a practical utility room. Upstairs, there is an office and a spacious bedroom under the sloping roof, where an additional bathroom could easily be fitted out.



Thanks to the large sliding doors, the living room and kitchen open seamlessly onto the spacious terrace and the heated swimming pool.

Holiday cottages

A second building houses three comfortable gîtes of approximately 50 m². Each gîte features:

* two bedrooms;
* a kitchen-diner;
* a bathroom;
* a private terrace of approximately 13 m² with an awning.



In addition, the main building also features:

* a fully equipped studio;
* an additional gîte of approximately 34 m² with one bedroom, a kitchen-diner, a bathroom and a private terrace.

Outdoor space

The beautifully landscaped garden offers plenty of privacy and

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41210EEE30
COMPLETE FILE AND PHOTO ON REQUEST

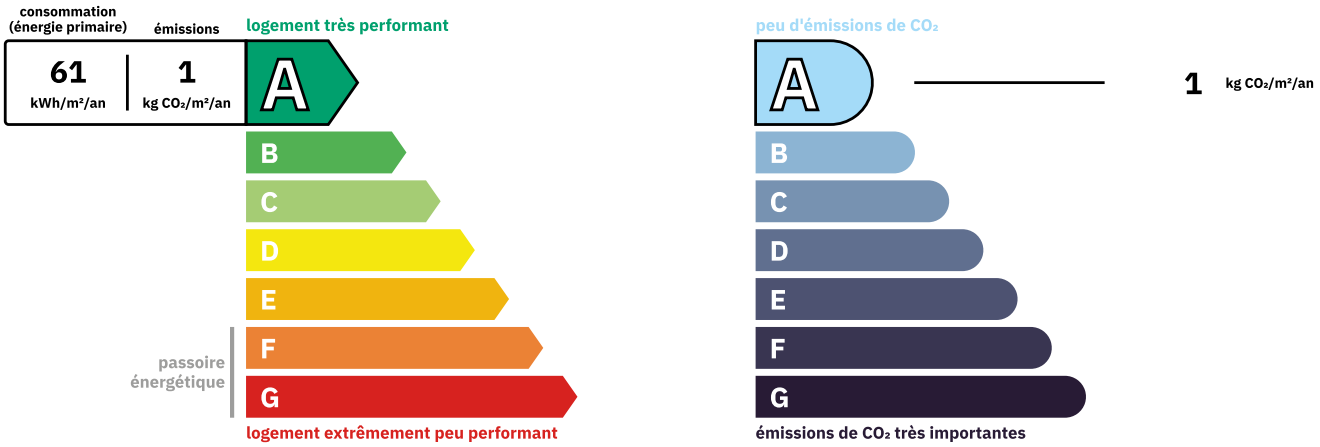
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A41210EEE30

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

ENERGIE-DPE



Property Very efficient
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 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

Réf :A41210EEE30
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr