



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

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PROPERTY FACT FILE	
REFERENCE	A41210EEE30
PRICE	€ 900,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	337 m ²
LAND	2511 m ²
TOWN	Alès
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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

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Ref : A4I2I0EEE30

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 m² 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 m². Each gîte consists of 2 bedrooms, a living room-kitchen and a bathroom. Each gîte has its own terrace with awning of approximately 13 m².

Attached to the main building is a fully equipped studio and a gîte of approximately 34 m² 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://leggettprestige.com/luxury-property-for-sale/view/A4I2I0EEE30>

COMPLETE FILE AND PHOTO ON REQUEST



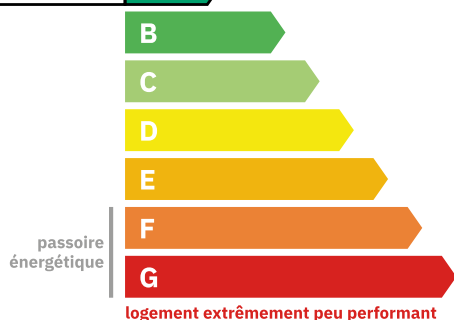
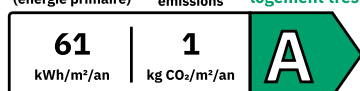
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE

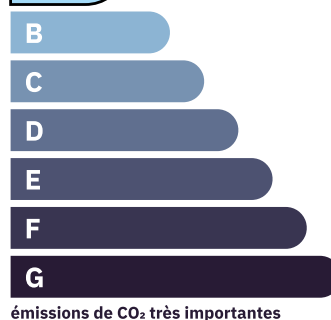
consommation (énergie primaire) émissions logement très performant



peu d'émissions de CO₂



1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between € and € for

NOTICE

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

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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

Réf :A4I2I0EEE30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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