LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HOUSECHARMING NATURAL STONE HOUSE NEAR BARJAC – FULLY RENOVATED AND MOVE-IN READY.

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PROPERTY FACT FILE

REFERENCE	A44030PAP30
PRICE	€ 635,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	127 m²
LAND	2826 m²
TOWN	Barjac
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Detached

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



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- Architect-designed renovation, quality materials
- Prime location in an exceptional region
- Authentic character combined with modern comfort
- Versatile outbuilding with great potential
- Allowing for a seamless, turnkey purchase.

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Beautiful natural stone house near Barjac, ideally located between the Cévennes, Ardèche and Provence. Fully renovated in 2021 under architectural supervision with high-quality natural materials, it combines modern comfort with authentic character. Set in a peaceful environment, the property enjoys privacy and beautiful panoramic



DESCRIPTION

This beautiful natural stone house ("en pierre") is located a short distance from the charming village of Barjac and is truly a hidden gem. Situated at the crossroads of the Cévennes, the Ardèche, and Provence, you will find yourself in an exceptionally diverse and nature-rich environment.
The property was fully renovated in 2021 under architectural supervision, using high-quality natural materials while preserving its authentic charm. Its location offers peace, privacy, and stunning panoramic views – ideal for lovers of hiking, cycling, and outdoor living.



On the ground floor, you will find a spacious and bright living area with a modern open-plan kitchen (24m²), fully equipped with all comforts. The cozy living room (24 m²) features an insert fireplace. There is also a practical utility room (buanderie), a stylish bathroom with a walk-in shower and toilet, and a charming summer living area (28 m²) with direct access to the garden.

Upstairs, there are two generously sized bedrooms (18 and 15 m²) and a separate toilet with a washbasin. One of the bedrooms has its own private access to the outside via a characteristic natural stone staircase.

On the property, there is an authentic stone outbuilding divided into two sections. One part (approximately 20 m² with a loft) is accessible from the garden. The second part, with access from the street, consists of three levels and offers plenty of potential to be customized to your needs (for example, as a guest house, s...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44030PAP30

COMPLETE FILE AND PHOTO ON REQUEST

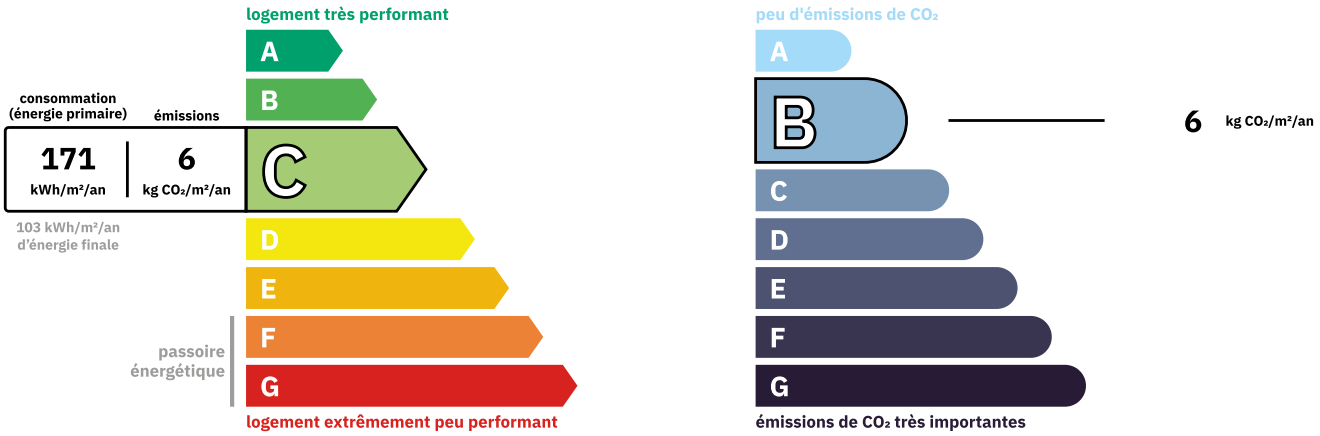
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1370 € and 1900€ 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.

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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 :A44030PAP30
FILE COMPLETE AND PHOTOS ON REQUEST

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