LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A MAGNIFICENT AND SPACIOUS TOWNHOUSE, FEATURING A MEDITERRANEAN-STYLE URBAN GARDEN AND AN INTEGRATED GARAGE.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44989PAP30
PRICE	€ 645,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	234 m²
LAND	529 m²
TOWN	Barjac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings

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



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- Authentic townhouse full of charm and character.
- Just steps away from the historic center of Barjac
- Mediterranean town garden with veranda.
- Generous living spaces, high ceilings.
- Rare integrated garage in the historic town center

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Authentic and spacious townhouse with a Mediterranean-style garden and integrated garage, located just a few steps from the historic center of Barjac. This character property combines charm, space and comfort, making it ideal as a family home, holiday retreat or guesthouse project. The house offers generous living areas with high ceilings, original



DESCRIPTION

Authentic townhouse with Mediterranean garden and private garage, located just a few steps from the historic center of the charming town of Barjac. A rare combination of character, space and comfort in the heart of Southern France.

Behind its authentic façade lies a spacious family home filled with original details, high ceilings and elegant living spaces. Thanks to its generous layout, this character property is perfectly suited as a family residence, stylish holiday home or charming guesthouse project.

A particularly rare feature is the integrated garage of approximately 30 m² — ideal for secure parking or additional storage space, something exceptional in the historic center of Barjac.

The authentic front door opens into a spacious entrance hall leading to the living room (20 m²), kitchen (12 m²), shower room and separate toilet. The kitchen connects to the inviting dining room (16 m²), while both the dining and living rooms overlook the beautiful Mediterranean-style town garden.



The garden offers a peaceful and private setting to fully enjoy the Southern French lifestyle. The veranda with outdoor kitchen, workshop and separate garden house are all built in authentic style, creating a warm atmosphere for long summer evenings with family and friends.

An impressive natural stone staircase leads to the first floor, featuring two spacious bedrooms (21 and 16 m²), a bathroom, a separate toilet and a second large living room (36 m²). The high ceilings of approximat...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44989PAP30

COMPLETE FILE AND PHOTO ON REQUEST

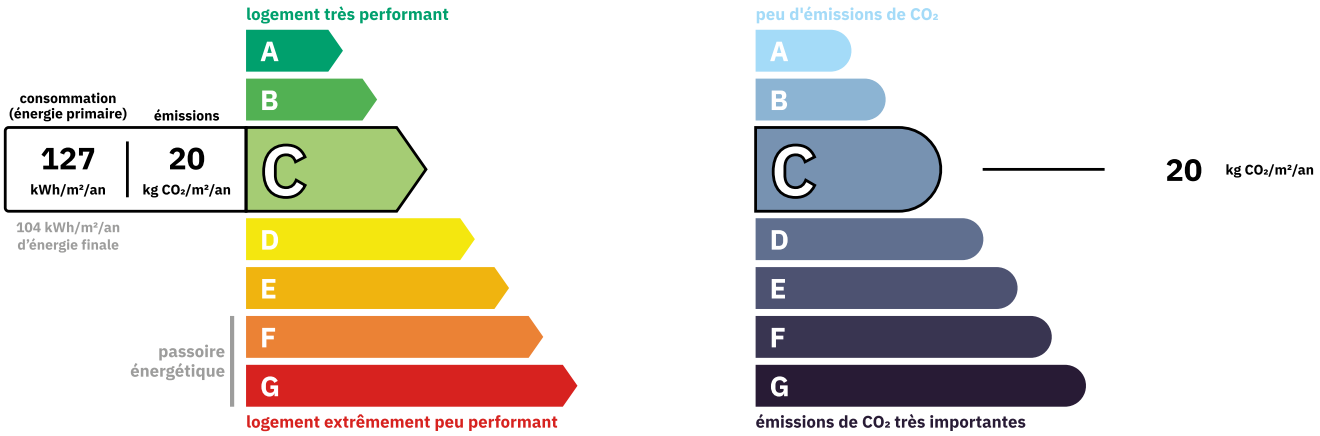
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1820 € and 2540€ for 2021

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 :A44989PAP30

FILE COMPLETE AND PHOTOS ON REQUEST

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