



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

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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 m <sup>2</sup>
LAND	529 m <sup>2</sup>
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



- 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 m<sup>2</sup> — 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 m<sup>2</sup>), kitchen (12 m<sup>2</sup>), shower room and separate toilet. The kitchen connects to the inviting dining room (16 m<sup>2</sup>), 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 m<sup>2</sup>), a bathroom, a separate toilet and a second large living room (36 m<sup>2</sup>). The high ceilings of approximat...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44989PAP30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

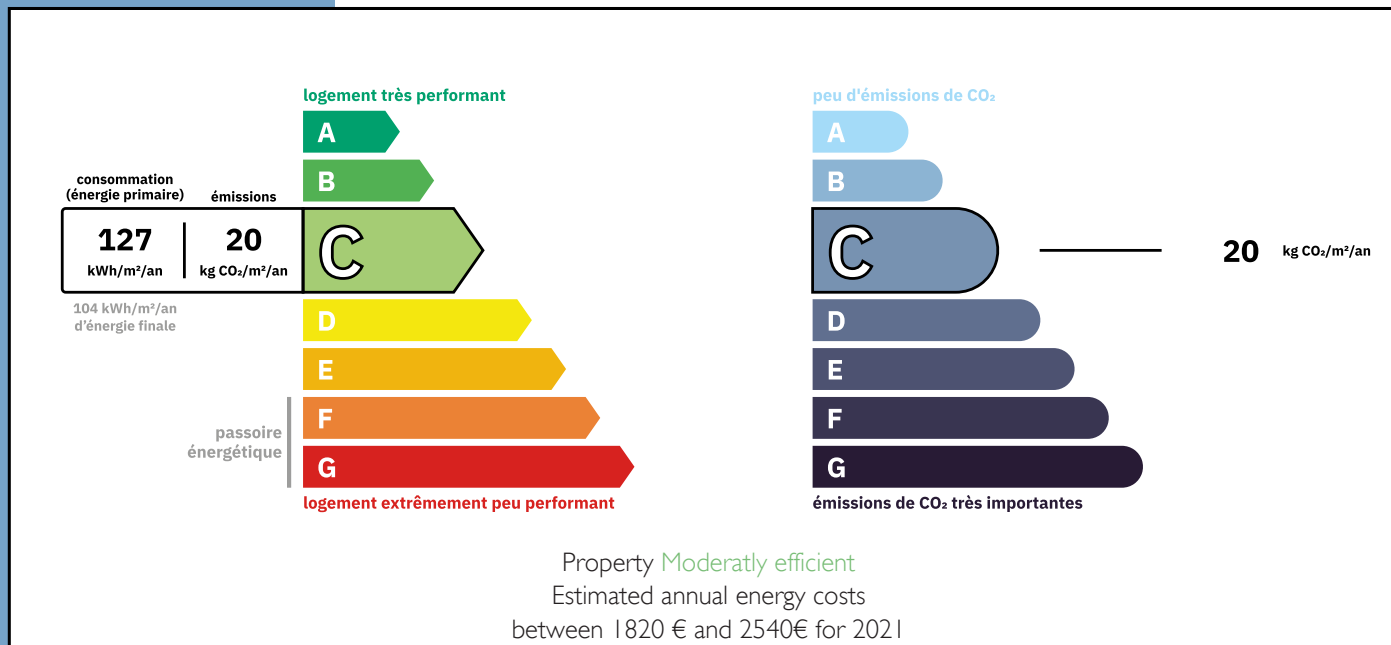
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## ENERGIE-DPE

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



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## CONTACT

Réf :A44989PAP30  
FILE COMPLETE  
AND PHOTOS  
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