

Molières-sur-Cèze - GARD - Tastefully renovated stone house with plenty of light, character, and outside space



## INFORMATION

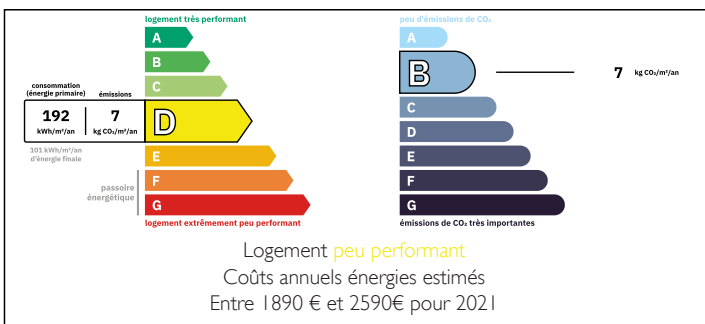
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	621 m2



## IN BRIEF

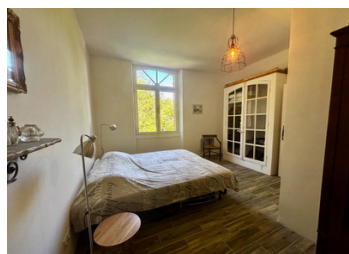
This attractive stone house is located in a charming hamlet a stone's throw from the breathtaking Cévennes National Park and the Gard-Ardèche border. This house has been beautifully renovated with high-quality finishes and tasteful decorations. It seamlessly combines modern comfort with its timeless original character and features.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

On the ground floor, you are welcomed by a spacious kitchen that opens onto a bright and airy living room. From the living area, you have direct access to an office that currently serves as an accessible bedroom on the ground floor. In addition, this floor features a well-equipped toilet and a shower room with high-quality Grohe taps. The rooms are heated by underfloor heating.

On the first floor, you will find three spacious double bedrooms, each tastefully decorated. There is also a separate toilet and shower room, with the same high-quality finish to ensure your comfort.

Outside, the landscaped gardens offer privacy and ease of maintenance. Several patios invite you to enjoy the morning and evening sun. As a bonus, there is a practical 10 m<sup>2</sup> outbuilding for storage, which houses the automatic irrigation system, and enough space to realise the dream of a swimming pool.

The central location of this property makes it an excellent base for exploring the region, with nearby attractions such as charming 'villages de caractère', antique markets in Barjac and historic market towns such as Les Vans, St Ambroix or Uzès. For active types, the area offers a range of water adventures in the Cèze or Villefort rivers, Vallon Pont d'Arc, as well as numerous opportunities for climbing, mountaineering, hiking and cycling.

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

## LOCAL TAXES

Taxe foncière: 1064 EUR

Taxe habitation: EUR

## NOTES