

Rare - Magnificent stone house dating from the 18th century with pool, near Sommières.



## INFORMATION

Town:	Souvignargues
Department:	Gard
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	521 m2

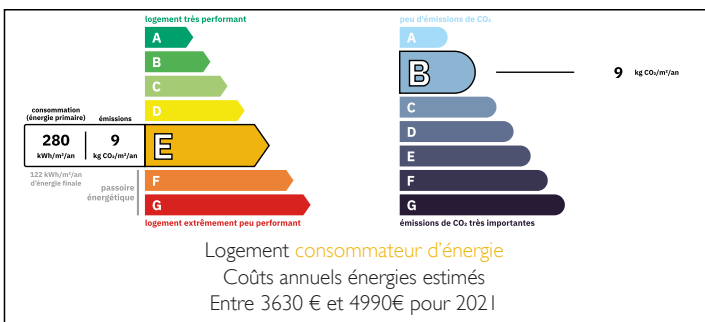


## IN BRIEF

Leggett Immobilier International is pleased to present to you this magnificent stone residence dating from the 18th century located in Souvignargues, a medieval village of 700 inhabitants. This village in lower Languedoc surrounded by lush greenery is only 5km from the town of Sommières built around its river "Le Vidourle.

This charming town has retained from its past magnificent medieval streets, an attractive Saturday morning market and numerous traders in its historic part.

## 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

The house has two levels and offers a generous living area of around 170m<sup>2</sup>.

Access to the house opens onto two streets, making it possible

to welcome guests in complete autonomy.

A gated outdoor area surrounded by a charming stone wall can accommodate two cars. This parking area is connected to the house, allowing you to quickly reach the central living area via a recent professionally installed lift, wheelchair accessible, giving smooth travel from the garage interior to the terrace, and from there level covered access to the main reception, bathrooms and bedroom.. The lift makes the provision of deliveries, shopping, firewood and guests with their luggage easy and keeps all dry and cool.

This first level offers a romantic garden with trees and flowers, a 5x5 swimming pool, and a barn of around 50m<sup>2</sup> that could be converted into additional living space, such as a gite.

From the garden you have access to 3 large bedrooms with their own independent access and charming terraces.

- 2 beautifully renovated bathrooms with walk-in showers.

The ground floor also features a laundry room.

Upstairs, this warm and welcoming home features a 68m<sup>2</sup> living room.

Composed of a living room with fireplace and a custom-built kitchen using the latest materials and appliances.

All connected to a large terrace with views over the countryside.

At the end of the hallway is a 4th bedroom of

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

## NOTES