LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31698RSI30 Price: 1 200 000 EUR

agency fees to be paid by the seller

**Recently renovated character property with rental potential, nested in beautiful countryside with vineyards.**

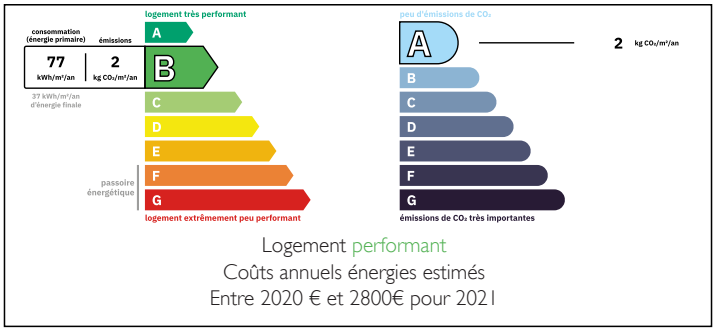
# INFORMATION

| | |
|---|---|
| Town: | Saint-Laurent-de-Carnols |
| Department: | Gard |
| Bed: | 6 |
| Bath: | 5 |
| Floor: | 463 m2 |
| Plot Size: | 7000 m2 |

# IN BRIEF

This full of character property with swimming pool surrounded by nearly 12 hectares of vineyards and olive orchards is situated near a village with small shop and restaurant and only 10min drive from Mediterranean town with all amenities. On the edge of Provence surrounded by villages with full of character and charm with many Romans sights, Côtes du Rhône vineyards, markets, museums or hiking tracks. Conveniently situated 30 km from Orange, 29 km from Pont du Gard and for connections to airports & TGV stations at Avignon (40 km) or Nîmes (60 km).

# ENERGY - DPE




Logement performant
Coûts annuels énergies estimés
Entre 2020 € et 2800€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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## NOTES

## DESCRIPTION

This house has been recently fully and carefully renovated, combines noble and contemporary materials with 2 individual entrances.
The main house offers on the ground floor:
- entrance hall,
- spacious living room opening to fitted kitchen
- office (could be another bedroom)
- staircase leading to the first floor with master bedroom with dressing room, bathroom and terrace overlooking the infinitive swimming pool

Further in the house are 2 guest bedrooms with own bathrooms and terrace for potential rental business in touristy attractive area.

In the other wing of the building is on the ground floor kitchen with living room with staircase leading to the 1st floor with 2 more bedrooms. (potentially to rent as well).

In the garden is an infinitive swimming pool with pool house with summer kitchen and BBQ.

The property is surrounded by 12 ha of AOC Côtes du Rhône vineyards.

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

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