

Peyremale - GARD - Exceptional property in the Cevennes with great business potential.

EXCLUSIVE

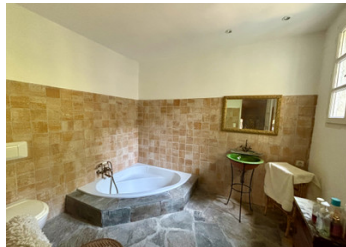


## INFORMATION

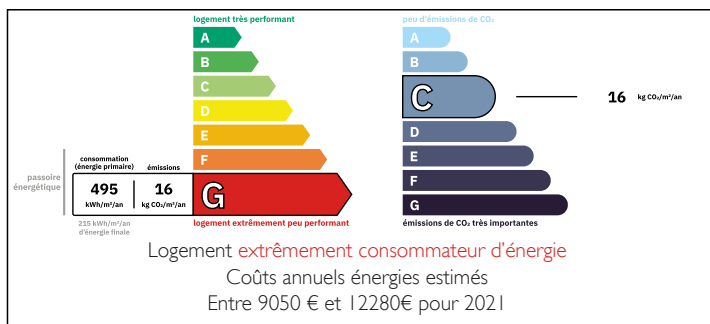
Town:	Peyremale
Department:	Gard
Bed:	4
Bath:	4
Floor:	400 m2
Plot Size:	68040 m2

## IN BRIEF

Large authentic stone house just outside Peyremale with lots of business potential and stunning views of the Cevennes mountains

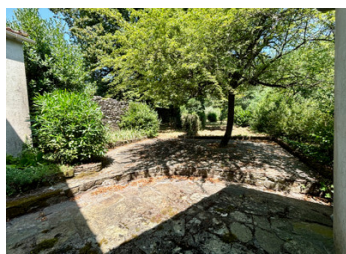


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 872 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This fantastic property is located just outside the village of Peyremale in the Cevennes in a very quiet street (no through traffic). The property offers numerous possibilities to develop as gites, chambre d'hotes, large (holiday) family home.

The property has a living area of over 300 m<sup>2</sup> and can be divided into several living units. A part of the house is habitable but a thorough renovation is a must. Given the condition of the house, this can be done perfectly in fractions.

The charming inner courtyard provides access to all living units. On the ground floor, there are 2 living units, a kitchen, several cellars and a well. On the 1st floor there are several more (partly renovated) rooms that can be converted into living areas or chambre d'hôtes.

A very spacious covered terrace overlooks the Cevennes mountains and provides the necessary shade in the summer months.

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