

Beautiful stone property in high standards, nesting in the nature with charming views, near Anduze.



## INFORMATION

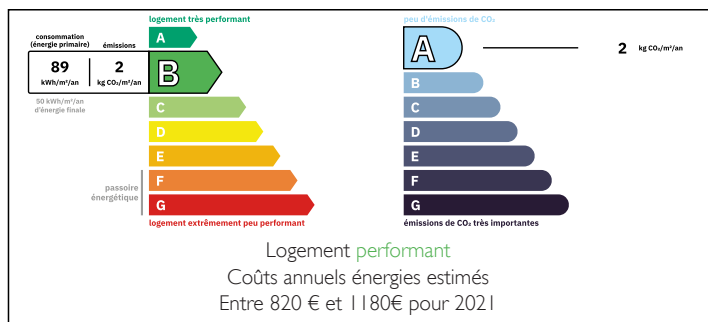
Town:	Générargues
Department:	Gard
Bed:	7
Bath:	4
Floor:	266 m2
Plot Size:	1500 m2

## IN BRIEF

Unique property with 2 independent houses, garage and swimming pool, built in 2014 in traditional style combined with charm and elegance with modern comfort is situated in a rural but not isolated location, only a few minutes from the popular town Anduze with restaurants, cafés, a lively weekly Thursday market, and a very popular antique/flea market every Sunday, 8 km from bigger town Alès with all amenities. Connections to airports and TGV from Nîmes (55 km) or Montpellier (70 km).



## 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:** 3200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main house offers 170 m<sup>2</sup> living space main house, which has all the elements that give a period home its soul: stone floors, monumental fireplace, a beamed ceiling whose timbers come from a castle, chestnut doorframes, oak doors,

on the ground floor:

- entrance hall
- fully equipped kitchen opening to
- spacious dining / living room with monumental fireplace (75 m<sup>2</sup>), stone floor, oak ceiling with beams from old castle and access to half covered terrace with magnificent views
- WC
- laundry room
- garage with mezzanine and window (potentially could be transferred for another room)

On the 1st floor:

- master bedroom with walk-in dressing room and bathroom with shower and bath
- 2 more bedrooms
- office
- bathroom with shower
- WC

The house has high standards of insulation, double-glazed windows throughout with shutters, under floor heating and air-condition. Travertine stone floor, window and door frames from chestnut.

2nd guest house could be used for visitors or rented out as a gîte with 2 independent flats each 45 m<sup>2</sup> with 2 bedrooms, bathroom, living room with kitchen and own terrace with BBQ.

Manageable size of private, landscaped, terraced garden with great swimming pool with UV filtration system, garden shed. (potentially purchase some more land).

This property could be sold furnished.

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