

Saint-Julien-Les-Rosiers - GARD - House with 2 studios, 1 gite, swimming pool and adjacent land.

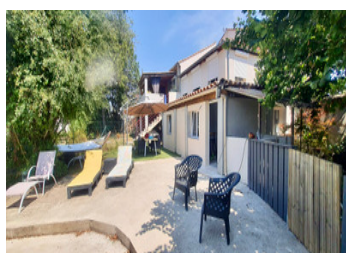
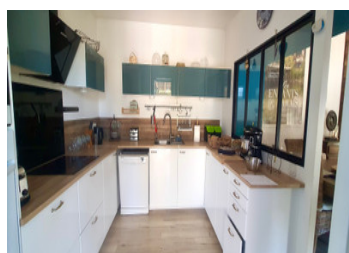
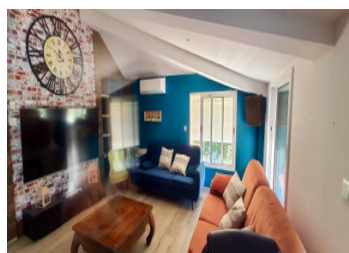
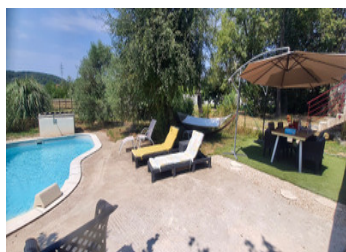


INFORMATION

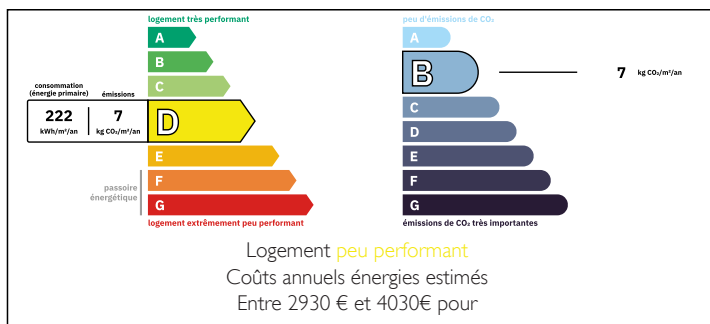
Town:	Saint-Julien-les-Rosiers
Department:	Gard
Bed:	6
Bath:	7
Floor:	190 m2
Plot Size:	6931 m2

IN BRIEF

Large property with great business potential.



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 property is located in the vicinity of Alès. The property is split into 2 studios and 2 flats. The adjacent land is ideal for keeping animals such as horses. There is also a swimming pool and parking.

The largest flat is located on the first floor and comprises a large living area, spacious kitchen and terrace. Furthermore, the flat has 3 bedrooms. All bedrooms have private sanitary facilities.

A 2nd flat located on the ground floor consists of a bedroom, bathroom, dressing/storage room and living area with kitchen.

The 2 studios are rented on a long-term basis (students). One of the studios is located on the ground floor, the other on the first floor. Both have a private terrace.

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

LOCAL TAXES

Taxe foncière: 1180 EUR

Taxe habitation: EUR

NOTES