

Charming stone village house in 3 levels in centre of mediaeval village Lussan.

EXCLUSIVE



INFORMATION

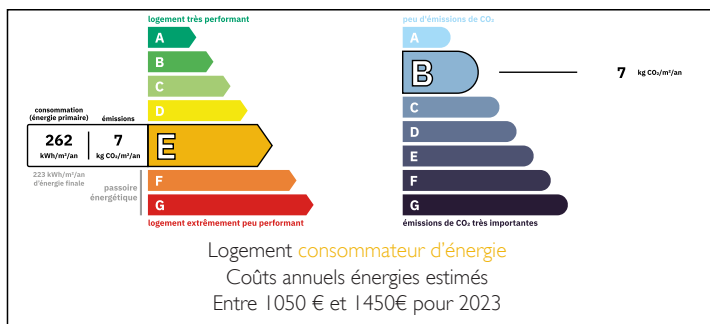
Town:	Lussan
Department:	Gard
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	0 m2

IN BRIEF

Nestled in the heart of Lussan, one of France's most beautiful medieval villages, this character-filled stone house unfolds over three levels, offering an authentic and enchanting retreat.

An ideal second home, it is easy to lock up and leave, with strong rental potential. The village is perched on a gentle hill with breathtaking views, cobbled streets, and a vibrant yet peaceful atmosphere with restaurants, a post office, and all essential amenities. Just 15 km from Uzès, the village is surrounded by picturesque walking and cycling trails, inviting exploration of the stunning Provençal landscape. With excellent connections, Nîmes (40 km) and Avignon (50 km) offer both TGV stations and airports, making access effortless.

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

Inside, the home blends historic charm with modern comfort:

Ground Floor:

- A warm and inviting living/dining area with a traditional fireplace, perfect for cosy evenings
- A fully equipped kitchen,
- A shower room and separate toilet

First Floor:

- A cosy bedroom
- An office space, perfect for remote work or an additional sleeping area

Second Floor:

- A charming second bedroom with a mezzanine for additional sleeping, recently renovated
- A bathroom with shower and toilet

The house is equipped with new electric ceramic heaters and wood burner, ensuring comfort in every season.

With its rich history, stunning surroundings, and undeniable charm, this home is a rare opportunity to own a piece of Provence's magic.

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

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES