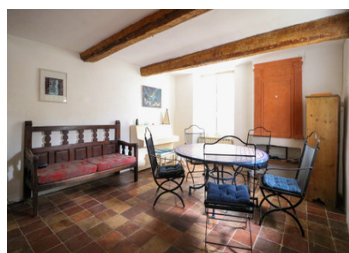


## Charming 4-Bedroom Village Stone House with Terraces, and Panoramic South-Facing Views.



## INFORMATION

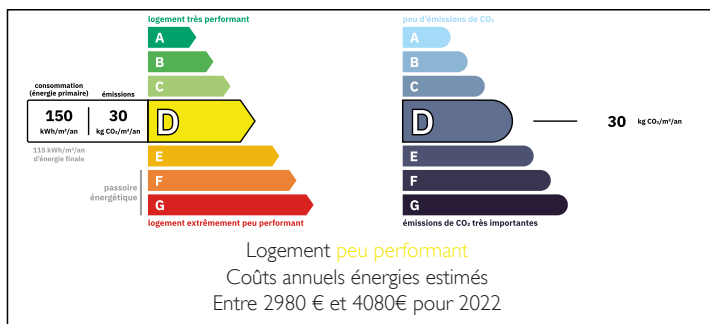
Town:	Durfort-et-Saint-Martin-de-S
Department:	ossezac Gard
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	60 m2



## IN BRIEF

Nestled in the heart of a picturesque village with school and small shops, this charming stone house offers an ideal mix of traditional character and modern comfort. Located in a peaceful yet accessible area, the village is surrounded by scenic countryside and boasts lovely walking trails, local markets, and authentic southern French charm. Perfectly situated for both permanent living and holidays, the property is just a short drive from nearby towns with all amenities, and offers great access to regional attractions, including vineyards, historical sites, and Mediterranean coastlines. A perfect retreat in the South of France, combining privacy, light, and village life.

## 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 house offers:

On the street level - 2 spacious cellars

On the first floor:

- Fully equipped kitchen opening onto a terrace
- Spacious 45 m<sup>2</sup> living/dining room with a cozy fireplace
- Shower room with WC
- dressing room

On the second floor:

- Three well-sized bedrooms one of them with acces to small garden (approx. 10 m<sup>2</sup>)

Third floor:

- 4th bedroom with panoramic south-facing views
- bathroom with bath and toilet
- South-facing terrace offering open views

Additional features:

Oil-fired central heating

Double-glazed windows throughout

Cellar and utility room for additional storage and convenience

Good overall condition

Ideal usage:

Perfect for a family home, holiday retreat, or even as a rental investment due to its size and layout. The terraces and garden offer lovely outdoor spaces for dining and relaxing, while the ample interior space provides comfort and flexibility for both everyday living and entertaining guests.

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

## LOCAL TAXES

Taxe foncière: 934 EUR

Taxe habitation: EUR

## NOTES