

Saumane - Property with two separate houses, one of which has an indoor swimming pool and a beautifully garden



## INFORMATION

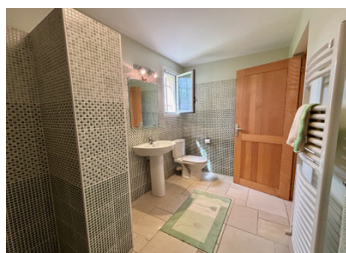
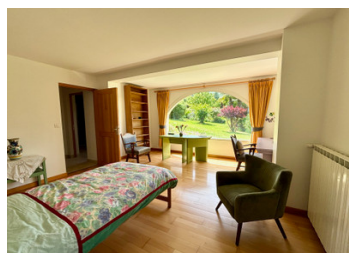
Town:	Saumane
Department:	Gard
Bed:	6
Bath:	3
Floor:	274.75 m2
Plot Size:	4623 m2



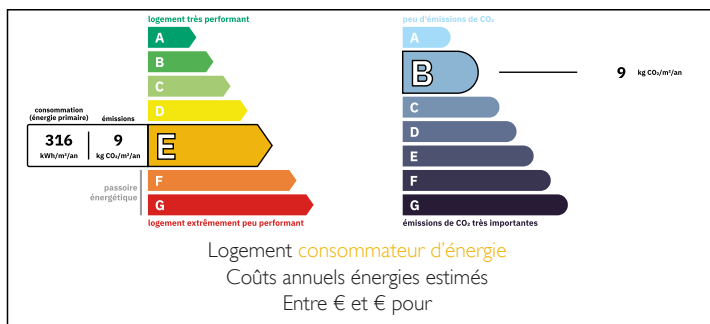
## IN BRIEF

Two homes with exceptional views in a very quiet area with great business potential.

The indoor swimming pool can be used all year round.



## 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:** 2226 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In the Cévennes between Saumane and l'Estréchure, in a very peaceful setting, lies this beautiful property in a dominant position with two houses on a plot of 4623 m<sup>2</sup>.

The main house, built in natural stone, has a living area of 155 m<sup>2</sup>. The house consists of a living room, a dining room with open kitchen, four bedrooms, a bathroom, a shower room, two toilets, a garage and a cellar of 80 m<sup>2</sup>. In the living room there is a fireplace that provides the necessary warmth and cosiness during the winter months.

The house recently had a new roof installed with excellent insulation (ten-year warranty), and the central heating is powered by a recent pellet boiler.

The second house has a living area of 120 m<sup>2</sup> and features a 70 m<sup>2</sup> space with an open kitchen, a swimming pool heated by a heat pump with a double counter-current system and three massage jets. Large windows overlook the terrace of the house, making the swimming pool easy to maintain and creating the feeling that you are outside. Bathroom and changing room near the swimming pool.

Below are two bedrooms, a dressing room and a second bathroom with toilet. This house has underfloor heating (pool level) and a heat pump.

The grounds are enclosed by plants, have a carport for two cars and a garage.

This property is very well maintained and requires no work.

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