

Ref: A40281EEE30

Price: 710 000 EUR

agency fees to be paid by the seller

Saint-Nazaire-des-Gardies - GARD - Spacious house with 6 bedrooms, gite and swimming pool

















INFORMATION

Town: Saint-Nazaire-des-Gardies

Department: Gard

Bed: 6

5 Bath:

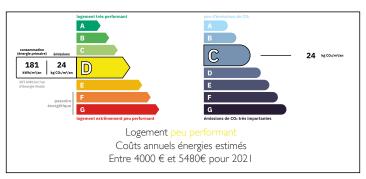
Floor: 307.24 m2

Plot Size: 1480 m²

IN BRIEF

Spacious property with 6 bedrooms, gite, swimming pool and pool house/outdoor kitchen. Great business potential.

FNFRGY - DPF



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.





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LOCAL TAXES

Taxe foncière: 2342 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This tastefully decorated property offers many possibilities. It can serve as a large family home or can be converted into a bed and breakfast/gite. On the ground floor, you enter through a spacious entrance hall. From the entrance hall, you have access to a very spacious kitchen (31 m²). From the kitchen, there is direct access to the terrace and garden. There is also a room on the ground floor that serves as a library. You can relax in a very bright sitting and living room (37 m²). The living room or hallway also provides access to an office space. A separate entrance leads to a gite on the ground floor. This has a kitchenette/sitting area, mezzanine bedroom and separate bathroom.

The central staircase in the entrance hall leads to the first floor. There are six bedrooms on this level. The bright master bedroom with bathroom has a surface area of 35 m². The bathroom has a freestanding bath, large shower, toilet and matching washbasin unit. Two bedrooms (13 m²) have their own bathroom with toilet and shower. There are also two 13 m² bedrooms without en-suite bathrooms. The first floor also has a mezzanine room that currently serves as a billiard/games room. This can easily be converted into bedrooms as there is a separate bathroom.

You can truly relax or organise a pool party in the recently landscaped garden and swimming pool. A pool house with a summer kitchen is the...