

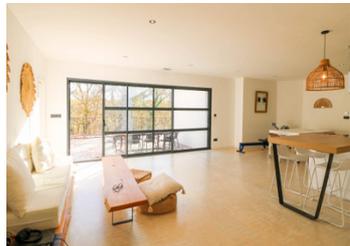
Modern 2024 contemporary home with pool, large terrace & independent apartment in St-Hippolyte-du-Fort



EXCLUSIVE

## INFORMATION

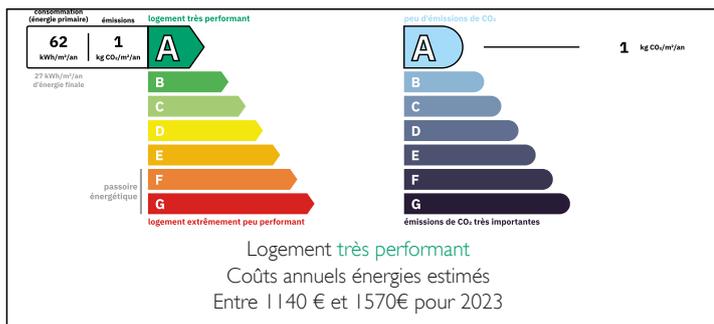
Town:	Saint-Hippolyte-du-Fort
Department:	Gard
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	0 m2



## IN BRIEF

Located in the charming Cévennes town of Saint-Hippolyte-du-Fort, this modern home built in 2024 offers exceptional contemporary comfort in a calm, natural setting. The property sits on the hillside at the edge of a quiet residential area, surrounded by forest yet only minutes from shops, restaurants, weekly markets, and essential services. Saint-Hippolyte-du-Fort is known for its vibrant village life, artisan producers, outdoor sports, and proximity to the Gorges de l'Hérault and the Cévennes National Park. The Mediterranean coast, including La Grande-Motte and Le Grau-du-Roi, is around one hour away, while the cities of Nîmes and Montpellier can be reached in 45–55 minutes. Both cities offer international airports and TGV connections, making this an ideal permanent residence or a comfortable holiday home with excellent rental 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 ground floor – main living level with 127 m<sup>2</sup> offers:

- Main entrance opening into
- a spacious living area of 58 m<sup>2</sup> open-plan living and dining room with
- Fully equipped modern kitchen with quality appliances
- Large sliding windows opening directly onto the south-facing terrace 80 m<sup>2</sup> with heated pool (4.5 × 4.5 m), Ideal for outdoor dining, lounging, and entertaining
- Master bedroom suite including built-in cupboard, private bathroom with shower and WC
- Two additional bedrooms on the opposite side of the living area
- Separate WC
- Shower room with modern fittings
- Laundry room
- TV room / media room, could easily serve as 4th bedroom, office or playroom

Lower Level / Basement

- Independent Apartment (55 m<sup>2</sup>) with private access
  - Living room with kitchen
  - One bedroom with shower and WC
  - Perfect for guests or rentals
- Additional space (50 m<sup>2</sup>)
- Gym, workshop, office, or multipurpose studio

Outdoor Features

- Heated pool 4.5 × 4.5 m
- Large sun terrace
- Forest surroundings, no direct overlooking
- Calm residential setting at the end of the street

Equipment & Technical Features

- Heating and cooling by heat pump
- Reversible air conditioning
- Modern insulation (2024 standards)
- Double glazing
- Low-maintenance, energy-efficient construction
- Recent materials and installations compliant with

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES