

Saint-André-de-Valborgne - GARD - Maison de maître, partially renovated

EXCLUSIVE

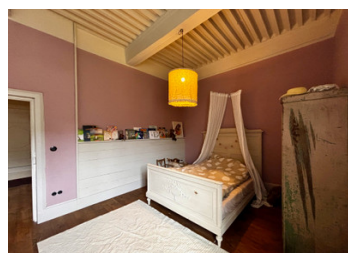


## INFORMATION

Town:	Saint-André-de-Valborgne
Department:	Gard
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	11018 m2

## IN BRIEF

An exceptional property in a very peaceful setting in one of France's most beautiful national parks, which can be further developed according to the buyer's wishes.



## ENERGY - DPE

DPE not required.

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

This exceptional property is located in the heart of the Cévennes National Park, just outside the centre of Saint-André-de-Volborgne. The property consists of two buildings, a large garden and grounds (not contiguous).

The first part is a maison de maitre. The kitchen/living room and lounge/library on the ground floor and two bedrooms and bathroom on the first floor have already been renovated. There are also several rooms on the first and second floors that still need to be finished.

Around the house is a very large garden (+/- 6000 m<sup>2</sup>).

A covered area leads to the second house. This has served as a holiday home in the past and has a large dining area. This part of the property has a full basement.

A wooded area of approximately 4900 m<sup>2</sup> is within walking distance.

A property with soul, history and great future potential – located in one of the most beautiful and fascinating regions of southern France.

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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 habitation: EUR

## NOTES