

Sauve -GARD - Old Magnanerie consisting of 5 apartments and 1 gite with swimming pool, garden by the river



INFORMATION

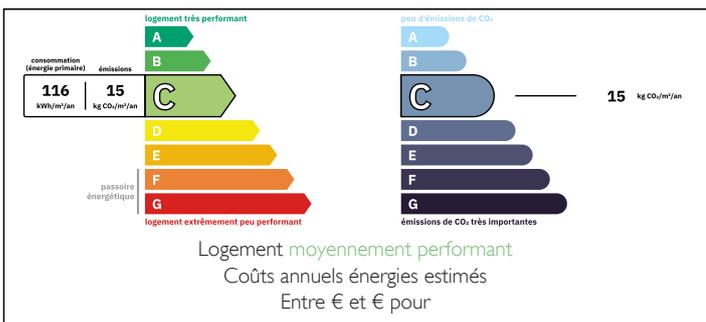
Town:	Sauve
Department:	Gard
Bed:	10
Bath:	8
Floor:	760 m2
Plot Size:	4231 m2

IN BRIEF

Old magnanerie tastefully renovated and with great business potential in a quiet, green area right by the river



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 estate is located in the commune of SAUVE (Gard), a medieval village classified as a village of character, 3 km from Quissac with all its shops. The estate covers an area of approximately 4,200 m².

I - The main building: La Magnanerie on 4 levels:

Roof completely renovated (250 m²) in 2001 with insulation under the canal tiles and magnificent chestnut framework.

Ground floor (former 11th century sheepfold): 256 m²

Formerly a restaurant from 1986 to 2015. Today, 'La Magnanerie' has been converted into a sumptuous holiday cottage.

LOCAL TAXES

Taxe habitation: EUR

- Large semi-circular vaulted room - 61.20 m²
- Hall between vaulted room and lounge - 6.34 m²
- Vaulted lounge - 30.60 m²
- Reception area + storage space, formerly a dovecote - 16.80 m²
- Laundry room - 5.00 m²
- Cellar - 6.60 m²
- Hallway leading from dining room to kitchen - 7.70 m
- Fully equipped kitchen, refurbished in 2015 - 32.90 m²
- Boiler room 2.900 x 0.85 - 2.45 m²
- Bathroom 3.30 x 2.70 - 8.90 m²
- Toilet - 2.00 m²
- Dressing room - 6.00 m²
- Bedroom - 29.70 m²
- Bathroom + toilet 3.60 x 1.45 - 5.20 m²
- Dressing room 2.70 x 4.00 - 10.80 m²
- External toilet - 4.16 m²

First floor (completely renovated in 2015) rented on a yearly basis. 130 m²

On this floor is a superb flat accessible from the north via a staircase serving all floors and from the

NOTES