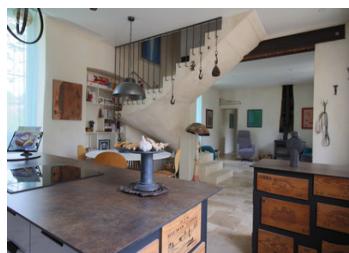


HouseCharming Natural Stone House near Barjac – Fully Renovated and Move-in Ready.



INFORMATION

Town:	Barjac
Department:	Gard
Bed:	2
Bath:	1
Floor:	127 m2
Plot Size:	2826 m2



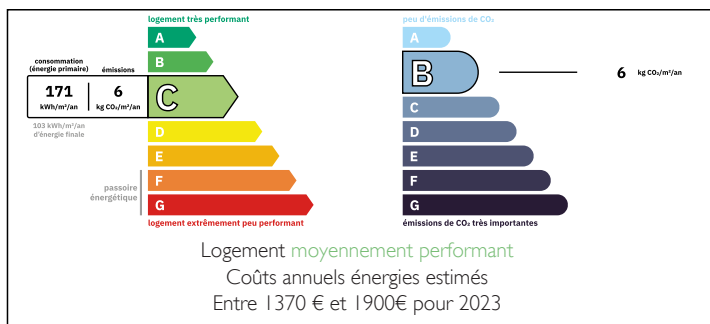
IN BRIEF

Beautiful natural stone house near Barjac, ideally located between the Cévennes, Ardèche and Provence. Fully renovated in 2021 under architectural supervision with high-quality natural materials, it combines modern comfort with authentic character. Set in a peaceful environment, the property enjoys privacy and beautiful panoramic views.

The house offers a bright living room with insert fireplace, a fully equipped open-plan kitchen, a utility room, a bathroom with walk-in shower, and a charming summer lounge opening onto the garden. Upstairs are two spacious bedrooms, one with private outdoor access, and a separate toilet.

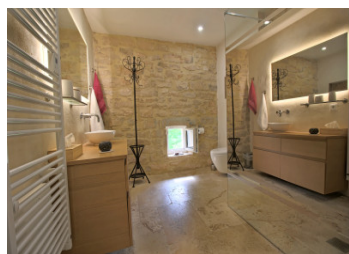
An authentic stone outbuilding provides additional possibilities, including a guest house, studio, or workspace. The property also features a garden shed, space for a swimming pool, and optional

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.



NOTES

DESCRIPTION

This beautiful natural stone house ("en pierre") is located a short distance from the charming village of Barjac and is truly a hidden gem. Situated at the crossroads of the Cévennes, the Ardèche, and Provence, you will find yourself in an exceptionally diverse and nature-rich environment.

The property was fully renovated in 2021 under architectural supervision, using high-quality natural materials while preserving its authentic charm. Its location offers peace, privacy, and stunning panoramic views – ideal for lovers of hiking, cycling, and outdoor living.

On the ground floor, you will find a spacious and bright living area with a modern open-plan kitchen (24m²), fully equipped with all comforts. The cozy living room (24 m²) features an insert fireplace. There is also a practical utility room (buanderie), a stylish bathroom with a walk-in shower and toilet, and a charming summer living area (28 m²) with direct access to the garden.

Upstairs, there are two generously sized bedrooms (18 and 15 m²) and a separate toilet with a washbasin. One of the bedrooms has its own private access to the outside via a characteristic natural stone staircase.

On the property, there is an authentic stone outbuilding divided into two sections. One part (approximately 20 m² with a loft) is accessible from the garden. The second part, with access from the street, consists of three levels and offers plenty of potential to be customized to your needs (for example, as a guest house, studio, or workspace).

There is also a 12 m²...