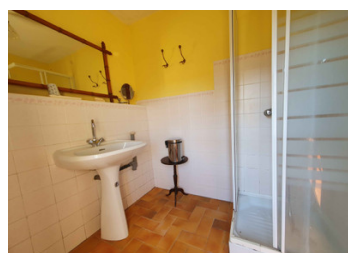


Charming village house with terraces and stunning views in the Cèze Valley.



## INFORMATION

Town:	La Roque-sur-Cèze
Department:	Gard
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	28 m2

## IN BRIEF

Located in the heart of a beautiful perched medieval village in the sought-after Cèze Valley, this charming village house enjoys an exceptional setting with panoramic views over the village and surrounding countryside. Full of authenticity and character, the property offers a peaceful lifestyle in one of Provence's most attractive natural areas.

The village is known for its picturesque stone streets, river swimming spots, canoeing, hiking and nearby forests, making it an ideal location for nature lovers and holidaymakers alike. Combining charm, tranquillity and tourism potential, this property would make an excellent main residence, holiday home or seasonal rental investment.

## 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 charming house offers:

on the ground floor

- Warm and welcoming living room with fireplace (23 m<sup>2</sup>)
- Small kitchenette area

on the first floor

- 2 bedrooms (14 m<sup>2</sup>, 7 m<sup>2</sup>)
- Shower room
- Separate WC
- Two terraces with magnificent panoramic views (10 m<sup>2</sup>, 6 m<sup>2</sup>).

Nearby activities:

- River swimming at the foot of the village
- Canoeing on the Cèze
- Forest walks and hiking
- Provençal markets and local heritage sites

Easy to rent out, lock-up-and-leave second home.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 269 EUR**

## NOTES