

Stone House + Barn + 3,200 m of Land – Cévennes



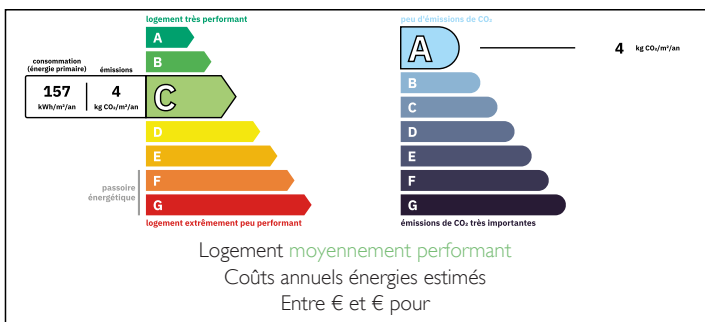
INFORMATION

Town:	Barre-des-Cévennes
Department:	Lozère
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3200 m2

IN BRIEF

Stone house with outbuildings located in Barre-des-Cévennes, in the heart of the UNESCO-listed Cévennes. Offering 150 m² of living space on a 3,212 m² plot, the property features a large bright living area, 4 bedrooms, and several outbuildings including a 130 m² garage and a 90 m² barn to renovate. Set in a peaceful natural environment with open views, this character property offers excellent potential for a family home, holiday retreat, or rental/gîte project.

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

Located in Barre-des-Cévennes, in the heart of the Cévennes UNESCO-listed region, this stone property with outbuildings offers outstanding potential, ideal as a primary residence, holiday home, or rental investment project.

150 m² living space + outbuildings + 3,200 m² of land

Main house:

Bright and spacious living area of over 70 m²

4 bedrooms

1 bathroom + 1 shower room

Laundry room

Rare outbuildings in the area:

Garage of approximately 130 m²

Lean-to shelter

Attached barn of around 90 m² to renovate (guest house, seasonal rental, workshop, etc.)

Outdoor features:

3,212 m² plot

Peaceful natural setting with open views

Property highlights:

Strong development potential

Ideal for rental investment or gîte project

Highly sought-after location

Energy rating: DPE C (good energy efficiency)

Character property with generous living spaces

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

NOTES