

Large character property with 11 rooms and mountain views in the Cévennes National Park



INFORMATION

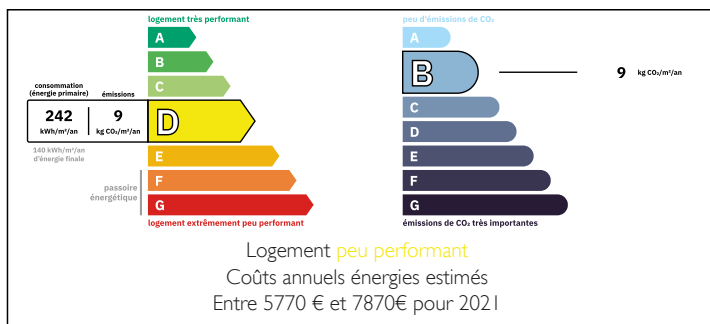
Town:	Les Plantiers
Department:	Gard
Bed:	9
Bath:	9
Floor:	357 m2
Plot Size:	235 m2



IN BRIEF

In the heart of Les Plantiers, an atmospheric village in the Cévennes National Park (Unesco classified), this characteristic and well-maintained property has large reception rooms, 8 en-suite bedrooms and a terrace with beautiful views of the village and the surrounding mountains. Here, French village life combines with some of the great assets of the region: nature, swimming and the many hiking opportunities in the national park.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

The house from 1857 consists of 4 levels. On the ground floor there is a welcoming hall connecting to a large reception room, a living room and a separate professional kitchen. From the kitchen there is direct access to the terrace. The large reception room is approx. 50 m² with a wood burning stove (12 kw) and a possibility for many uses. From the reception room, there is direct access to the terrace. The living room is approx. 25 m² with a fireplace.

On the two upper floors there are four large bedrooms on each floor with en-suite bathrooms. The rooms are approx. 25 m² and all have views of either the village or the mountains.

The lower level is 151 m² and can be used for many different purposes. It requires some renovation, but already includes one room suitable for living, two large rooms, and a laundry room/utility room. The space therefore offers interesting opportunities, for example, for additional spaces for visitors, workshops, storage, activity rooms, or other functions depending on the future owner's project. From the lower level there is access to the garden.

The 60 m² terrace has an impressive view of the village and the mountains. The garden of approximately 175 m² which together with the terrace provides 235 m² outside space, lies just above a large stream.

The size and location of the property make it suitable for several different projects. It can...