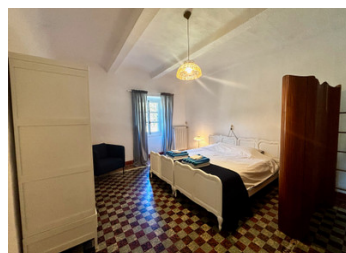
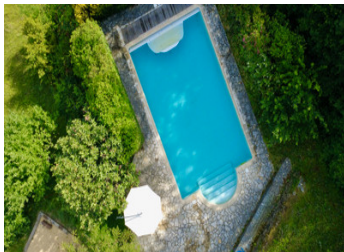


A charming single-storey house with a swimming pool, situated in a peaceful setting in the north of the Gard



INFORMATION

Town:	Molières-sur-Cèze
Department:	Gard
Bed:	3
Bath:	2
Floor:	121 m ²
Plot Size:	9760 m ²



IN BRIEF

Southern France – Peace, space and the ultimate outdoor lifestyle

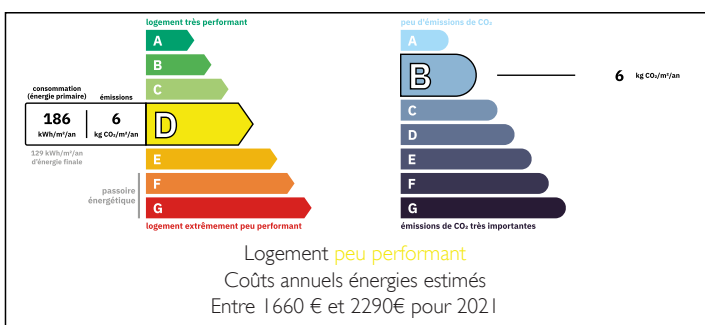
A charming single-storey house of 121 m² on an exceptional plot of 9,760 m², situated in a peaceful location in the north of the Gard, on the edge of the Cévennes.

The property features a cosy living area with a fireplace, a kitchen, 3 bedrooms and 2 bathrooms. From inside the house, you can access the south-facing, partially covered terrace.

Outside, a beautiful living environment awaits, complete with a 6 x 12 m swimming pool, a pool house with an outdoor kitchen, a toilet and an outdoor shower, as well as a pétanque court.

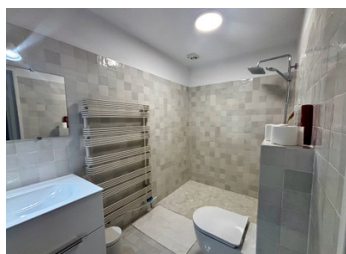
The property also features an 8 x 3 m garage, a separate building with various potential uses and a

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

Authentic single-storey mas with swimming pool on 9,760 m² – Northern Gard, on the edge of the Cévennes

Peace and quiet, nature and the authentic South of France country lifestyle — in an exceptional location on the edge of the Cévennes.

Set on a plot of no less than 9,760 m², this cosy, entirely single-storey property offers a living area of approximately 121 m². Situated in the north of the Gard, on the edge of the Cévennes, the property offers a unique combination of nature and privacy.

The property is suitable as a permanent home, a second home or a holiday home for those seeking peace and space in an authentic southern French setting.

The single-storey property comprises:

- a cosy living area with a fireplace
- a kitchen
- 2 en-suite bedrooms
- 2 bathrooms, each with a shower
- 1 library/study
- a storage room
- the kitchen opens onto the south-facing terrace, part of which is covered

The property has central heating with a heat pump and has a DPE rating of D.

An exceptional outdoor space

The large plot of 9,760 m² offers plenty of nature and space. The outdoor area surrounding the

NOTES