

Near St Ambroix (30); beautifully presented stone property over 4 floors. Garage, terrasse, fitted-out cellar

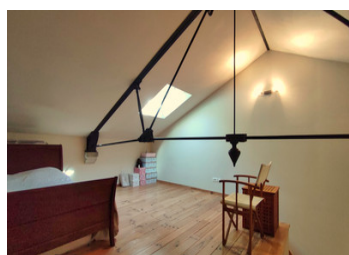
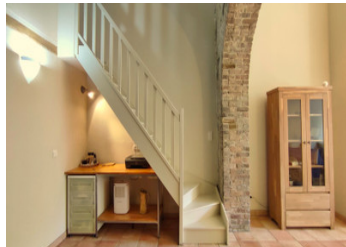


## INFORMATION

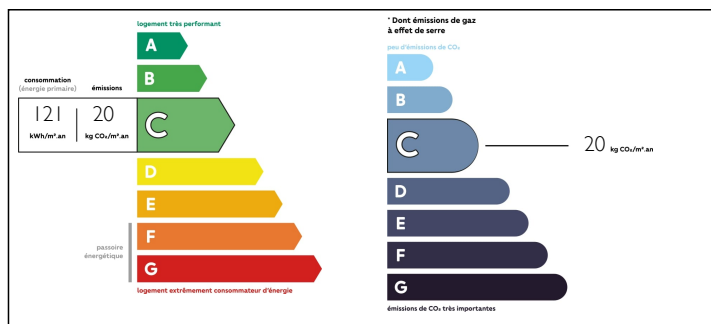
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	1
Bath:	2
Floor:	132 m2
Plot Size:	596 m2

## IN BRIEF

A wonderful and unique property with revenue potential and opportunities for further development if required. Indeed, an ideal holiday home, but also equipped for year-round living. Located in the beautiful Cévennes hills, this immaculately presented dwelling is part of the hamlet of similarly restored properties, high-quality renovations dating back to approximately 2004.

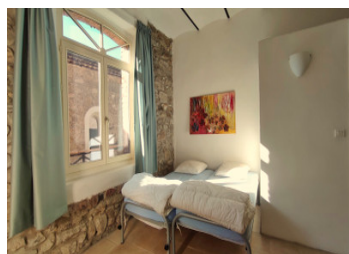


## ENERGY - DPE



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: 1192 EUR**

## NOTES

## DESCRIPTION

At garden level, via the front terrace, are two entrance doors to the kitchen and a WC on this floor. Stairs lead to the magnificent, high-ceilinged and open-plan living room with gas-powered underfloor heating plus a lovely view of the trees beyond from the large window to the front. This room could easily be remodelled with temporary or permanent partitions to create further private living spaces.

The mezzanine bedroom is reached via another short staircase, and to the rear of the room the shower room, spacious cupboard and back terrace. From the front terrace there is also access to the cellar – a good-sized 20m<sup>2</sup> vaulted room with tiled floor which has a shower room and WC; ideal for an additional bedroom as it maintains a constant year-round temperature.

With the property is also the private garage with parking space in front, and an interesting addition is the shared ownership of the supplementary studio - ensuite bedroom – a completely independent room just a few steps from the property itself.

Local towns are St Ambroix, Alès, Barjac and Les Vans (13km, 22km, 32km – the final two) with TGV stations in Nîmes and Avignon at 65k, and 90km and nearest motorway exits at Nîmes (A9) and Pont St Esprit (A7) both approximately 65km.

Ideally located for exploring the area – the “villages de caractère” such as Banne or Lussan and its potteries, the antiques markets in Barjac or the historic market towns of Les Vans, St Ambroix...