

Near St Ambroix (30); tastefully renovated stone house with plenty of light, character, and outside space

## EXCLUSIVE

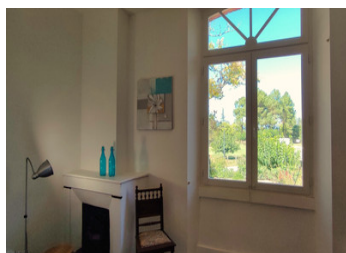
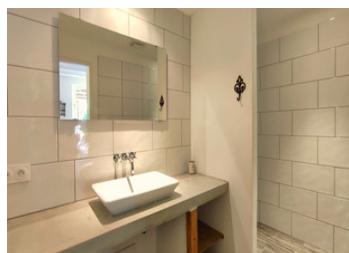
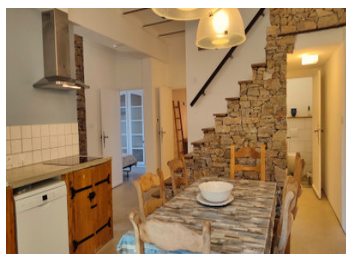


## INFORMATION

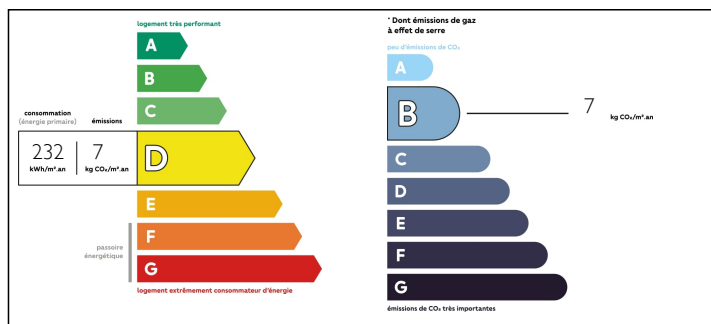
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	621 m2

## IN BRIEF

Discover this attractive stone property, nestled in a charming hamlet just a stone's throw away from the breathtaking Cevennes National Park and the idyllic borders of north Gard and south Ardèche. Beautifully designed with superior finishes and tasteful decorations, this home seamlessly blends modern convenience with its timeless original character and features, making it a true delight. Nearby towns include St Ambroix, Alès, Barjac, and Les Vans, all within reasonable distances of 13km to 32km. For those who require access to TGV stations, Nimes and Avignon are reachable at 65km and 90km, respectively, and the nearest motorway exits are found in Nimes (A9) and Pont St Esprit (A7), both roughly 65km away.



## 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: **983 EUR**

## NOTES

## DESCRIPTION

The ground floor boasts the luxury of underfloor heating throughout. You'll be welcomed by a spacious kitchen-diner, leading to a bright and airy living area, with a versatile study that currently serves as an accessible ground-floor bedroom. Additionally, on this level, you'll find a well-appointed WC and a shower room featuring high-quality Grohe fittings.

To the first floor, where you'll discover three generously sized double bedrooms, each thoughtfully designed. There's also a separate WC and shower room, with equal quality finishings to ensure your comfort.

Outside, the meticulously planned gardens provide both privacy and ease of maintenance. Multiple patio areas invite you to bask in the morning and evening sun. As a bonus, there's a practical 10m<sup>2</sup> outbuilding for storage, housing the automatic irrigation system, and plenty of space to bring the dream of a swimming pool to life.

This property's prime location makes it an excellent base for exploring the region, with nearby attractions including charming "villages de caractère" like Banne and Lussan, antique markets in Barjac, and historic market towns such as Les Vans, St Ambroix, or Uzès. For outdoor enthusiasts, the area offers an array of water adventures in the Cèze or Villefort rivers, the iconic Vallon Pont d'Arc, as well as numerous opportunities for climbing, mountaineering, hiking, and cycling.

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