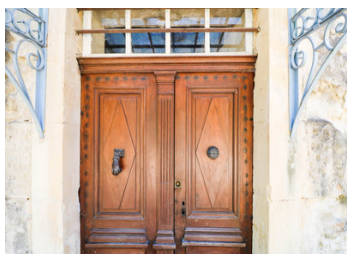


Ideal second home - Authentic 18th century 2 bedroom bastide and its garden in beautiful countryside.

EXCLUSIVE



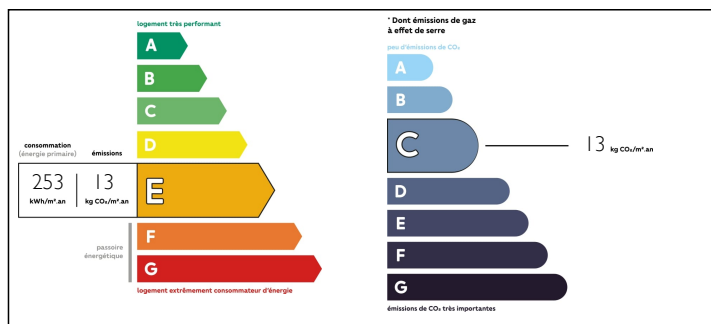
INFORMATION

Town:	Saint-Gervais
Department:	Gard
Bed:	2
Bath:	1
Floor:	156 m2
Plot Size:	1756 m2

IN BRIEF

In a small hamlet in walking distance of very nice river is nestled this property full of character, near a village with small shop and restaurant and only a 10-minute drive from a Mediterranean town with all amenities Bagnols-sur-Cèze. On the edge of Provence surrounded by villages with full of character and charm with many Roman sights, Côtes du Rhône vineyards, markets, museums or hiking tracks. Conveniently situated 30 km from Orange, 29 km from Pont du Gard and for connections to airports and TGV stations at Avignon (40 km) or Nîmes (60 km).

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: 511 EUR

NOTES

DESCRIPTION

This house offers on the ground floor:

- spacious living room (36 m²) with high ceiling and traditional tiling,
- dining room (35 m²) with fireplace and small kitchen,
- bathroom with bath, shower and toilet (7 m²),
- laundry room

On the first floor:

- 1st bedroom with own toilet and access to the courtyard (30 m²)
- 2nd bedroom with mezzanine (37 m²)

- spacious vaulted cellars with access either from the small courtyard with well or from the living room.

Fully fenced garden of 1756 m² with automatic gate and fully grown trees.

Space for swimming pool.

There is a right of passage for the neighbour to access his garage.

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