

A beautifully restored stone village house on two floors with garden and large pool. Second home or gîtes



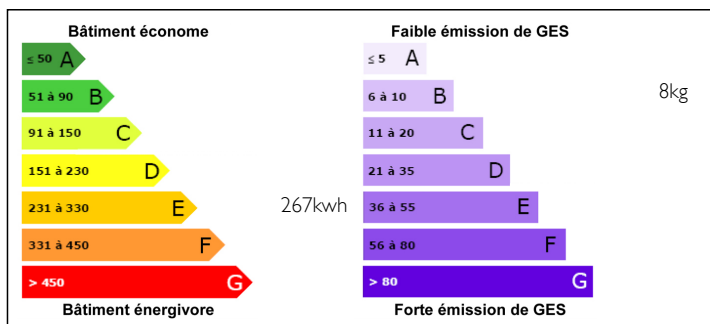
## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Massillargues-Attuech |
| Department: | Gard                  |
| Bed:        | 4                     |
| Bath:       | 3                     |
| Floor:      | 185 m2                |
| Plot Size:  | 510 m2                |

## IN BRIEF

In a pretty village below the Cévennes, a few minutes away from the bustling riverside town of Anduze with its full range of shops. It is an hour from the sea and 30 minutes from the wonderful roman provençal city of Nimes. Airports and fast trains are within easy reach . This house was probably part of an ancient priory, perhaps housing the local farmer in the 17th or 18th century. Now fully developed and restored to a very high standard, there is nothing to do but move in. Currently a second/holiday home but also used for gite letting. The two floors can be completely independent each with two bedrooms, kitchens, living areas and separate access. Outside the grounds are easy to maintain in the provençal style and are mostly courtyards ...

## ENERGY - DPE



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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: 1604 EUR**

## NOTES

## DESCRIPTION

Entering from the quiet village square, into a gravelled courtyard there is access directly to the ground floor and, via steps to the first floor. These comprise linked apartments which can be used separately or together. Entering the ground floor into a bright hallway (8m<sup>2</sup>) there is access to an ensuite bedroom (16m<sup>2</sup>) with doors opening onto the gardens also from this hall you enter into the beautiful living room (28m<sup>2</sup>) with high cathedral ceilings, an antique style stove and lots of light. This opens to the dining room, (21m<sup>2</sup>) with 3m double doors into the pool garden.. There is a spacious fully equipped modern kitchen. At this level is a further bedroom (14m<sup>2</sup>) with bathroom, again with doors to the gardens.

From the living room stairs climb to the first floor where there is a good size living room (27m<sup>2</sup>) , a kitchen, a bathroom and two bedrooms (11, 14m<sup>2</sup>). There is a log burning fire and access to a large terrace (35m) with vine covered pergola and enjoying fabulous views over the countryside and hills.

Outside, the gardens are easy to manage with gravelled courtyards, specimen trees and plants and an attractive and safely fenced pool. A stone...