

Detached village house on sizeable plot including pool and constructible land. Superb hill views.

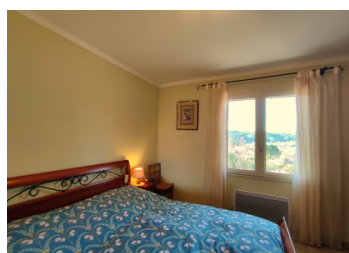
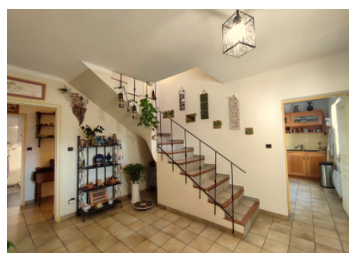


INFORMATION

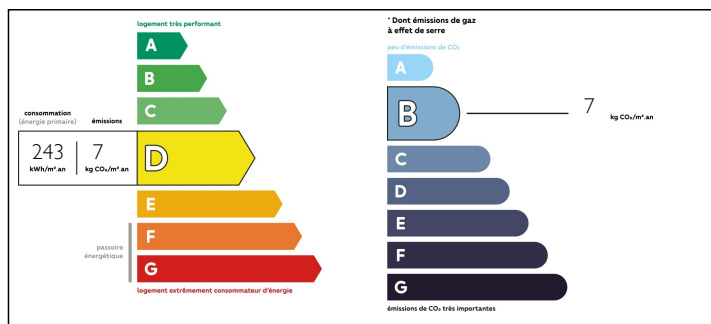
Town:	Gagnières
Department:	Gard
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	14928 m2

IN BRIEF

Located in the Cevennes National Park, this detached house is on the slopes of a village with amenities, and with huge views across the hills towards Mont Lozère. The accommodation is over two levels, with the main living areas on the ground floor; kitchen with working bread oven, large living-dining room with wood fire, utility room, three bedrooms, a separate shower and WC and a versatile 25m2 garage or workshop. The second level houses an open office space with great views, plus a two-bedroom studio with shower room and WC, designed for summer use and which has potential as B&B rental income – or simply to give additional private space for friends and family. An impressive 1.49 hectares of land includes a water source, a cabin, and the outdoor cellar, and is terraced in wide surfaces and planted with many native green oaks and olive trees. A covered pool – 4.2 x...



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

A large part of the land is constructible - 5,148m² - with a good-sized plot of around 2000m² in the lower part of the garden on which a separate house could be built if desired.

Gagnières benefits from various amenities such as its weekly market, grocery shop, bakery and doctor's surgery, plus its link to the bus route to Alès and the "Vi'Ardèche" greenway linking the village to St Paul le Jeune and many popular tourist sites beyond.

Local towns include St Ambroix 14km, Les Vans 20km and Barjac 24km - each a popular and historic market town, with Barjac hosting the famous twice-yearly antiques fair - and further afield, Alès 33km with its hospitals and many larger commercial sites in addition to the shops in the town centre.

Ideally situated for exploring the region - the 'villages de caractère' such as Banne or Lussan and its potteries, the antique markets as mentioned in Barjac or the historic towns of Les Vans, St Ambroix or Uzès. For the sporty, there are water-based adventures in the Cèze or Villefort or the unmissable Vallon d'Ardèche and Pont d'Arc, as well as numerous climbing and mountaineering, walking, hiking and cycling routes right on the doorstep.

LOCAL TAXES

Taxe foncière: 1812 EUR

NOTES

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