

St-Victor-de-Malcap - GARD - Large property in the middle of nature with house, garage, independent gite



## INFORMATION

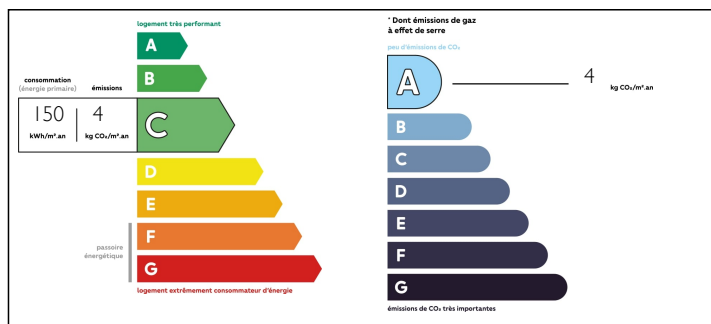
Town:	Saint-Victor-de-Malcap
Department:	Gard
Bed:	5
Bath:	3
Floor:	255 m2
Plot Size:	66705 m2

## IN BRIEF

For those who love peace and nature, this is an ideal property. On the border of Gard and Ardèche, this old stone house (a habitable surface of 200 m2) has a living space, kitchen, 4 bedrooms and 2 bathrooms. Next to the house there is an independent gite and large garage.



## 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

Beautiful property on the Gard/Ardèche border.

An electric gate gives access to 6.2 hectares of fully fenced land where this charming old stone farmhouse is located in a very quiet area. On the ground floor there is a living room of around 36 m2 with an adjoining kitchen. The living room has direct access to the large terrace (300 m2). The kitchen (18 m2) has a new wood-burning cooker and access to a small south-facing terrace.

In addition, there are 3 bedrooms (approx. 14 m2 each) and a master bedroom (45 m2) with en suite bathroom and dressing room. The roof has been completely redone and a new pellet heating system has recently been installed.

An outside staircase leads to the house's 5th bedroom, which has a small terrace. The bedroom has a water point.

The outbuildings include a large garage/workshop (110 m2) and a gîte (56 m2). The gîte has a kitchen, living room, bathroom and bedroom. The garage/workshop has great potential and offers the possibility of developing an independent activity or converting it into a gîte.

Various types of plants, such as olive trees, pines, conifers, shrubs, a pond (1500m2), a spring, a well, automatic watering + mains water in an exceptional setting, in a protected natural area, complete the exterior.

## LOCAL TAXES

Taxe foncière: 571 EUR

## NOTES

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