

Nestled in a haven of peace in glorious countryside, a charming old 'Bergerie' transformed in 1975 and 2007. and currently offering comfortable and stylish...



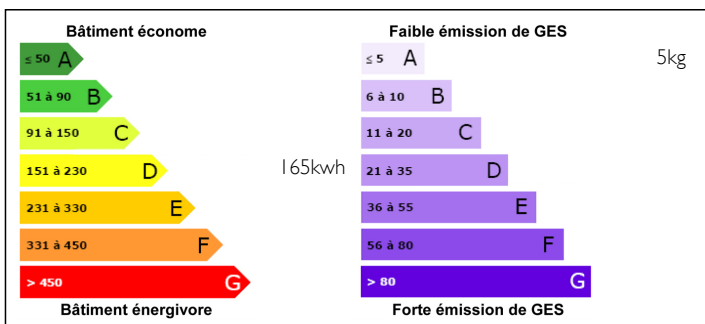
## INFORMATION

Town:	POTELIERES
Department:	Gard
Bed:	6
Bath:	6
Floor:	325 m2
Plot Size:	4221 m2

## IN BRIEF

A rare opportunity to acquire an established B&B business Between Uzès and Saint-Ambroix, at the foot of the Cévennes. It is less than an hour from main line stations and motorway access. The Camargue, the sea and the Cevennes are in easy reach. Very pretty property of 350m<sup>2</sup> on 4221m<sup>2</sup> of land with a 11 metre swimming pool set in gardens of sunny terraces and shady trees. The house is stylish with large living areas and six spacious, comfortable en-suite bedrooms. It would work equally well as a large family home

## 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

### Strong points

- Established B&B business
- Heat pump and gas boiler.
- Built: 1900
- 11 metre pool

### GROUND FLOOR

Entrance hall , two living rooms, dining room, shower room, laundry, cellar, fitted kitchen , two bedrooms with bathrooms and WC,

### FIRST FLOOR

Office, mezzanine, four bedrooms. With bathrooms and WC

### OUTSIDE

Pool, shed, petanque, summer living room.

## LOCAL TAXES

**Taxe foncière: 2202 EUR**

## NOTES