

Detached stone village house, 13km from Barjac. On 3 floors, private terrace on 2nd floor. Non-adjacent land.



INFORMATION

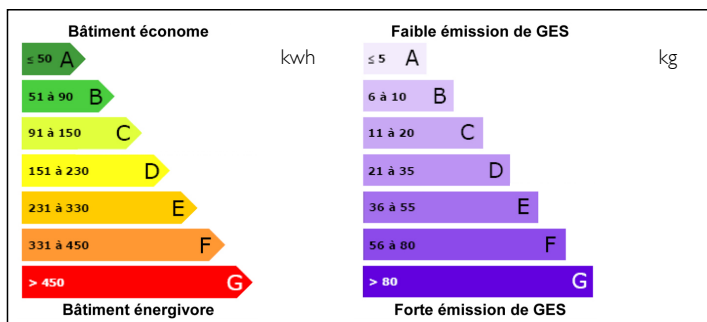
Town:	Rivières
Department:	Gard
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	670 m2



IN BRIEF

A spacious stone house for sale in the heart of this pretty village which has a local shop and "depot de pain". With several special features, such as the open staircase on the first floor and the rediscovered masonry of the facade, this residence already offers some interesting aspects, but which could be further exploited. Potential to convert the ground floor into a separate apartment for family, holiday rentals, and so forth.

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.



DESCRIPTION

- On the ground floor ;
Pantry 2.9m², room (currently pottery workshop) 19m², vaulted room 17.5m², shower room (+WC) 4m² and storage 7.2m²
 - First floor ;
Large landing 5m² with small niche on the mezzanine, kitchen 12m², living room with stove 19m², master bedroom 11.2m² and adjoining bathroom (+ WC) 2.5m²
 - On the second floor ;
Bedroom # 2 10.4m², bedroom # 3 8m², shower room (+WC) 4.9m², terrace 26m²
- The land is a three-minute walk away; a pretty little walk that leads you to the secret walled garden with its boreholes for watering.

Surrounded by history and a rich and varied landscape, this detached three-storey village house is spacious and bright. There are parking spaces in front of the house. You can enter the house either by taking the stairs to the door to the right - or via the ground floor door that leads directly to the pottery workshop.

On the ground floor are four separate rooms, including the pantry, a shower room and storage spaces. If you take the stone staircase to the first floor you will find the large landing with its small niche and two doors that lead to the kitchen and the rest of the house. At 12m², the kitchen is large enough to offer a dining area.

Take the second door to enter the living room; this room has a stove, a balcony and a library area. At the entrance to the room; to the left the impressive staircase, and to the right access...

LOCAL TAXES

Taxe foncière: 820 EUR

NOTES