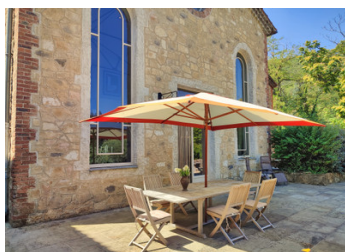


offer accepted 08/04/24 Wonderfully renovated former chapel

EXCLUSIVE



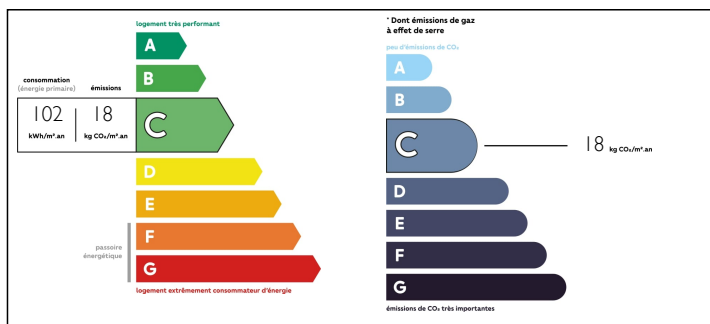
INFORMATION

Town:	Molières-sur-Cèze
Department:	Gard
Bed:	1
Bath:	2
Floor:	185 m2
Plot Size:	625 m2

IN BRIEF

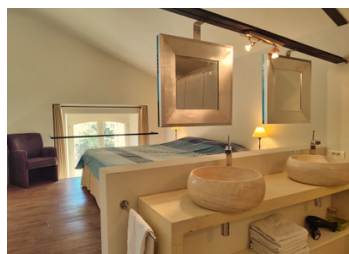
A unique opportunity awaits you with this beautifully renovated chapel nestled in the tranquil setting of Cévennes National Park. Situated in a peaceful rural hamlet just 13 kilometres away from the medieval market town of St Ambroix, this historic building once served as the local chapel for the thriving mining community in the region. Nearby towns include St Ambroix, Alès, Barjac, and Les Vans, all within reasonable distances of 13km to 32km. For those who require access to TGV stations, Nimes and Avignon are reachable at 65km and 90km, respectively, and the nearest motorway exits are found in Nimes (A9) and Pont St Esprit (A7), both roughly 65km away.

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

Originally constructed in the 1800s, the current property has been scrupulously renovated and restored, preserving all the charming chapel features such as its grand windows, bell tower, and original wooden doors leading to the upper room. Alongside these vintage elements, you'll find truly modern comforts like underfloor heating, double glazing, and even an indoor pool in the upper room.

This property boasts thoughtfully landscaped terraces at both the front and rear, as well as separate and secluded parking areas. This setup provides ample outdoor space without the burden of extensive garden maintenance. With considerate neighbours and a discreet location, this home offers both the convenience of a lock-and-leave property or a comfortable full-time residence.

Approaching the house, you'll be greeted by the charming front terrace adorned with colourful local plants and shrubs. As you step inside, the main door opens to reveal the impressive chapel room. This spacious area is cleverly divided into distinct living zones, including a dining area, kitchen, and living space. The acoustics in this room are particularly remarkable.

Towards the rear of the chapel room, you'll discover three interconnected spaces, two of which can be utilized as additional bedrooms. Additionally, there's a WC and shower room in this area, with an extra WC located to the rear left, opposite the side entrance.

A graceful open staircase to the right of the chapel room ascends to the balcony, leading to the expansive wooden doors that grant access to the upper room's living area. Here, you'll...

LOCAL TAXES

Taxe foncière: 1750 EUR

NOTES