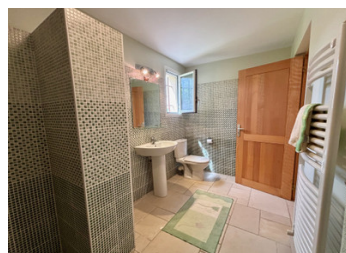


Saumane - Property with two separate houses, one of which has an indoor swimming pool and a beautifully garden



INFORMATION

Town:	Saumane
Department:	Gard
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	4623 m2

IN BRIEF

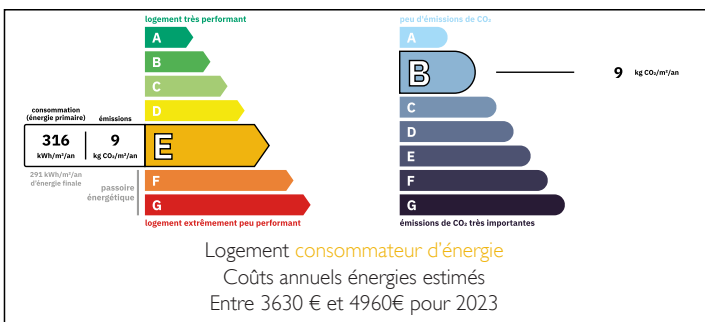
Stunning estate with two houses in the Cévennes

Situated between Saumane and l'Estréchure, on a peaceful hilltop in the Cévennes, lies this superbly maintained estate comprising two houses on a plot of 4,623 m².

The characterful, natural-stone main house (155 m²) features a spacious living room with a fireplace, a dining room with an open-plan kitchen, four bedrooms, a bathroom, a shower room, two toilets, a garage and an 80 m² cellar. The roof has recently been replaced and is well insulated, whilst a modern pellet boiler provides central heating.

The second house (120 m²) offers a living area with an open-plan kitchen and a heated indoor swimming pool with a counter-current system and massage jets. There are also two bedrooms, a walk-in wardrobe, two bathrooms and underfloor heating

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.



LOCAL TAXES

Taxe foncière: 2226 EUR

NOTES

DESCRIPTION

A stunning estate in the Cévennes with two houses, a swimming pool and complete privacy

Situated between Saumane and l'Estréchure, in the heart of the Cévennes and in an exceptionally peaceful setting, this magnificent estate is perched on a hilltop. The estate comprises two properties on a plot of 4,623 m² and offers breathtaking views, complete privacy and the utmost in living comfort.

Main residence – 155 m²

The characterful main house, built from natural stone, has a living area of 155 m² and comprises:

- * a spacious living room with a fireplace;
- * a dining room with an open-plan kitchen;
- * four bedrooms;
- * a bathroom;
- * a shower room;
- * two toilets;
- * a garage;
- * a cellar of approximately 80 m².

The cosy fireplace provides extra warmth and atmosphere during the winter months. The property has recently been fitted with a completely new roof with high-quality insulation (10-year guarantee). Central heating is provided by a modern pellet boiler.

Second property – 120 m²

The second property has a living area of 120 m² and offers numerous possibilities, such as a guest house, holiday let or home for family.

On the upper floor is a spacious living area of 70 m² with an open-plan kitchen and a beautiful indoor swimming pool. The pool is heated by a heat pump and is equipped with a dual counter-current system and three massage jets. Thanks to the large windows opening onto the terrace, you can enjoy a pleasant