

## ARDÈCHE - St Paul Le Jeune - Stone house with separate gite, swimming pool and summer kitchen



EXCLUSIVE

## INFORMATION

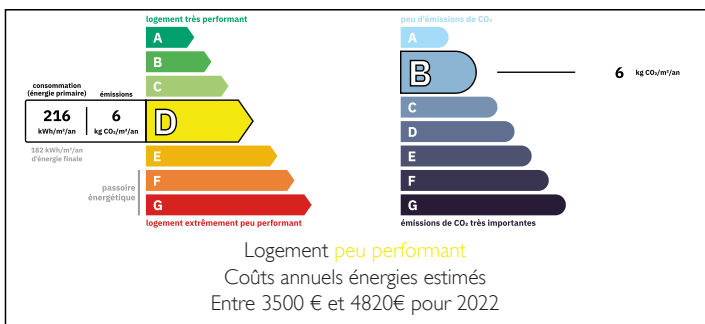
Town:	Saint-Paul-le-Jeune
Department:	Ardèche
Bed:	4
Bath:	3
Floor:	196 m <sup>2</sup>
Plot Size:	889 m <sup>2</sup>

## IN BRIEF

Beautifully renovated stone house with separate gite, swimming pool and low-maintenance garden with summer kitchen



## 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

There are several cellars on the ground floor. The cellar provides access to the enclosed garden with swimming pool.

On the first floor, there is a large living room (29 m<sup>2</sup>), kitchen and dining room. There is also a spacious bathroom, a bedroom and a bedroom with a mezzanine. The latter currently serves as an office.

On the second floor, there is a gîte. The gîte has two bedrooms with mezzanines, two bathrooms and a kitchen/dining room.

Outside, the garden offers privacy and is easy to maintain. As a bonus, there is a garage (27 m<sup>2</sup>) and a 36 m<sup>2</sup> summer kitchen. The driveway offers parking space for several cars.

The house has two heating systems. There is a central heating boiler (pellets) and four air conditioning units on the first floor.

The central location of this property makes it an excellent base for exploring the region, with nearby attractions such as charming "villages de caractère", antique markets in Barjac and historic market towns such as Les Vans, St Ambroix or Uzès. For active types, the area offers a range of water adventures in the Cèze or Villefort rivers, Vallon Pont d'Arc, as well as numerous opportunities for climbing, mountaineering, hiking and cycling.

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

## NOTES