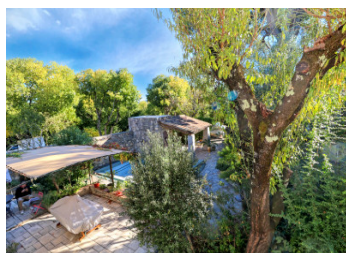
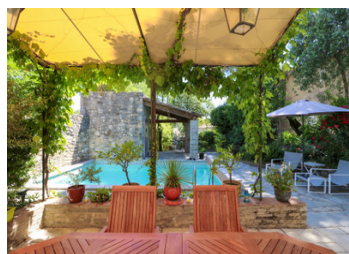


Charming 12th century village house with private garden and swimming pool between Nîmes and Montpellier.



INFORMATION

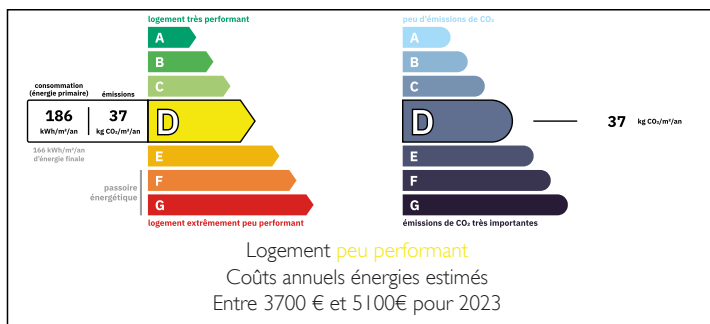
Town:	Liouc
Department:	Gard
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	483 m2



IN BRIEF

Nestled on the heights of a charming village between Nîmes and Montpellier within 2km from Quissac with all commerce, this former 12th-century presbytery has been beautifully restored between 2000 and 2011 with great respect for its original materials and character. In the heart of the Gard region, surrounded by rolling vineyards and garigue landscapes typical of southern France. Its peaceful setting, proximity to two major cities, and authentic Provençal atmosphere make it an ideal location for a family home or a refined holiday retreat. Local amenities and services are nearby, while the Mediterranean coast, historic towns, and hiking trails are all within easy reach.

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

The stone house offers on the ground floor:

- Entrance hall (19.98 m²): spacious and welcoming, leading naturally into the living areas.
- Living room (17.07 m²): bright and comfortable, with easy flow between rooms.
- Dining room (16.43 m²): perfect for family meals and entertaining, connected to the kitchen.
- Main kitchen (11.26 m²): functional and well-designed, with access to a back kitchen (5.87 m²) for storage and preparation.
- Technical room (9.88 m²): housing the heating, utility systems and laundry.
- Shower room / WC (4.19 m²): conveniently located on the ground floor.
- Garage (32 m²) - spacious space for car and storage Private parking area and storage with direct access to the house.

First Floor:

- Four spacious bedrooms (average 20 m² each): light-filled rooms retaining the charm of exposed stone and beams.
- TV room / study (20.46 m²): a versatile space for reading, working, or relaxing.
- Two shower rooms / toilets (7.22 m² and 11.20 m²).
- Separate WC (1.92 m²).

Outdoor Areas:

Enclosed stone walls ensure complete privacy.
Landscaped garden with Mediterranean flora.
Swimming pool (6 m × 4 m) with salt filtration system and electric floating cover.

Construtable plot of land (approx. 460 m²), once part of the village château grounds, offering further outdoor space or potential development.

Equipment and Technical Details:

Central oil-fired heating system.
Mains drainage connection (tout-à-l'égout).
Thick stone walls ensuring natural coolness in summer.

NOTES