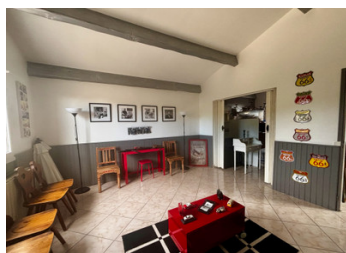


Alès - GARD - House with 5 gîtes and swimming pool in a very quiet area at the foot of the Cévennes



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Alès    |
| Department: | Gard    |
| Bed:        | 10      |
| Bath:       | 6       |
| Floor:      | 337 m2  |
| Plot Size:  | 2511 m2 |

## IN BRIEF

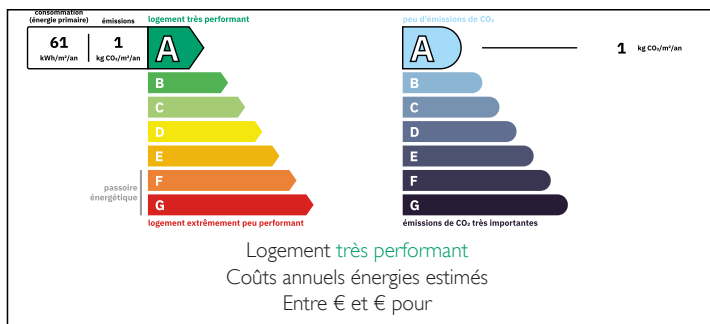
A residence comprising 5 holiday cottages in a peaceful, prime location

Set on a plot of over 2,500 m<sup>2</sup>, this beautiful residence features a heated swimming pool, several terraces and plenty of privacy. The main house has a spacious living room with a fireplace, a fully fitted kitchen, 3 bedrooms, a study and offers direct access to the terrace and swimming pool.

The estate also comprises 5 fully furnished holiday cottages (3 x 50 m<sup>2</sup>, 1 x 34 m<sup>2</sup> and a studio), each with air conditioning and a private terrace.

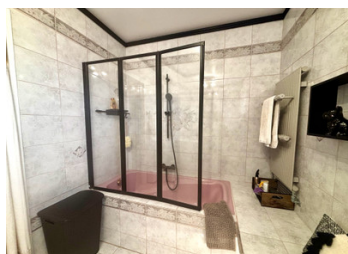
The property is fitted with a heat pump, solar panels, fibre-optic broadband, a well and a spacious car park. Thanks to its energy-saving features, the main house has an energy rating of A and the gîtes have an energy rating of C.

## 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: **6677 EUR**

## NOTES

## DESCRIPTION

A beautiful residence comprising 5 holiday cottages in an exceptionally peaceful location

Set on a plot of over 2,500 m<sup>2</sup>, this charming residence features a heated swimming pool, several terraces and a variety of relaxation areas in both sun and shade. A unique combination of comfortable living and a profitable tourist business.

### Main house

The main house features a spacious and light-filled living room with a fireplace, a fully fitted open-plan kitchen, two bedrooms, a bathroom and a practical utility room. Upstairs, there is an office and a spacious bedroom under the sloping roof, where an additional bathroom could easily be fitted out.

Thanks to the large sliding doors, the living room and kitchen open seamlessly onto the spacious terrace and the heated swimming pool.

### Holiday cottages

A second building houses three comfortable gîtes of approximately 50 m<sup>2</sup>. Each gîte features:

- \* two bedrooms;
- \* a kitchen-diner;
- \* a bathroom;
- \* a private terrace of approximately 13 m<sup>2</sup> with an awning.

In addition, the main building also features:

- \* a fully equipped studio;
- \* an additional gîte of approximately 34 m<sup>2</sup> with one bedroom, a kitchen-diner, a bathroom and a private terrace.

### Outdoor space

The beautifully landscaped garden offers plenty of