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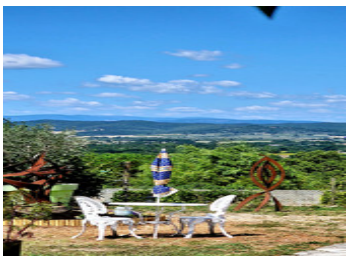
www.frenchestateagents.com

Ref: A42447DIH30 Price: 316 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (300 000 EUR without fees)

Traditional 180m house with swimming pool 735m plot 5 bedrooms 1 heated veranda















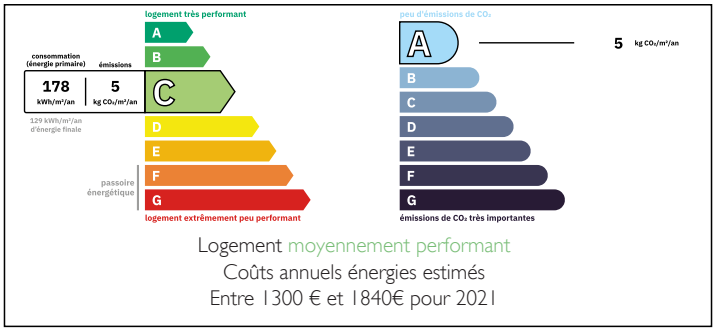
INFORMATION

Town:	Barjac
Department:	Gard
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	735 m2

IN BRIEF

House of 180m² on 735m² of land
1 heated veranda
1 swimming pool (5x3m)
1 panoramic view of the Ardèche mountains

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1300 € et 1840€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1100 EUR**

NOTES

DESCRIPTION

House for sale – Barjac, highly sought-after Renaissance town

Located in the highly desirable Renaissance town of Barjac, this 1980s house offers a pleasant living environment, combining generous living spaces, comfort, and immediate proximity to all amenities within walking distance.

With 180 m² of living space, it sits on a 735 m² plot, fenced and beautifully landscaped, with a 5 x 3 m swimming pool.

The house comprises:
A spacious 60 m² living/dining room with a fireplace and wood-burning stove
5 rooms
A heated veranda, usable year-round
Fiber optic internet
Air conditioning
The bright and functional spaces, typical of 1980s architecture, offer great potential and excellent living comfort. The price is negotiable.

Outside, the landscaped garden invites relaxation around the pool in a peaceful and desirable setting. Prime location in the heart of Barjac, a stone's throw from shops, schools and services.

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