LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42590DIV30 Price: 1 260 000 EUR

agency fees to be paid by the seller

Sauve -GARD - Old Magnanerie consisting of 5 apartments and 1 gite with swimming pool, garden by the river







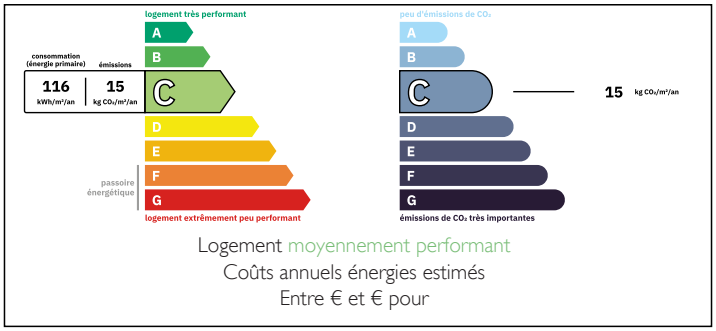








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Sauve
Department:	Gard
Bed:	10
Bath:	8
Floor:	760 m2
Plot Size:	4231 m2

IN BRIEF

A historic estate comprising approximately 4,200 m² of land in Sauve (Gard), a charming medieval village, just 3 km from Quissac.

The main building, La Magnanerie, dates partly from the 11th century and comprises several storeys, including a luxury gîte, a flat and three let duplex flats. The roof was renovated in 2001 and various rooms have recently been modernised.

In addition, the estate features a second spacious gîte of 128 m², a large shaded terrace, a 7.5 × 7.5 m swimming pool, various outbuildings, a cycle shed, a park and is situated in the immediate vicinity of a river.

The location is particularly favourable: approximately 35 km from Nîmes, 40 km from Montpellier and 45 km from the Mediterranean Sea, situated between the Cévennes and the Camargue. The property

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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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NOTES

DESCRIPTION

The estate is located in the commune of SAUVE (Gard), a medieval village classified as a village of character, 3 km from Quissac with all its shops. The estate covers an area of approximately 4,200 m².

1 - The main building: La Magnanerie on 4 levels:

Roof completely renovated (250 m²) in 2001 with insulation under the canal tiles and magnificent chestnut framework.

Ground floor (former 11th century sheepfold): 256 m²

Formerly a restaurant from 1986 to 2015. Today, 'La Magnanerie' has been converted into a sumptuous holiday cottage.

· Large semi-circular vaulted room - 61.20 m²
· Hall between vaulted room and lounge - 6.34 m²
· Vaulted lounge - 30.60 m²
· Reception area + storage space, formerly a dovecote - 16.80 m²
· Laundry room - 5.00 m²
· Cellar - 6.60 m²
· Hallway leading from dining room to kitchen - 7.70 m
· Fully equipped kitchen, refurbished in 2015 - 32.90 m²
· Boiler room 2.900 x 0.85 - 2.45 m²
· Bathroom 3.30 x 2.70 - 8.90 m²
· Toilet - 2.00 m²
· Dressing room - 6.00 m²
· Bedroom - 29.70 m²
· Bathroom + toilet 3.60 x 1.45 - 5.20 m²
· Dressing room 2.70 x 4.00 - 10.80 m²
· External toilet - 4.16 m²

First floor (completely renovated in 2015) rented on a yearly basis. 130 m²

On this floor is a superb flat accessible from the north via a staircase serving all floors and from the