

## Peyremale - GARD - House with 3 bedrooms and separate gite



## INFORMATION

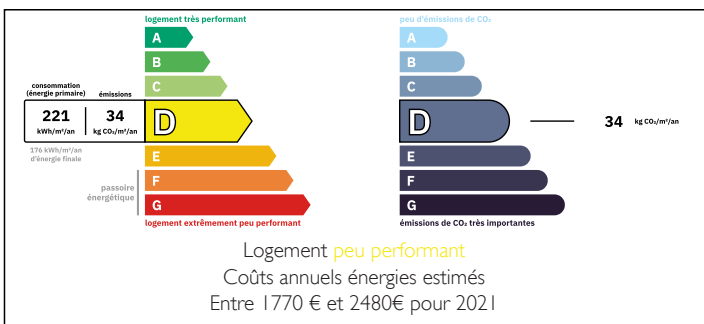
Town:	Peyremale
Department:	Gard
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	170 m2



## IN BRIEF

Residential house with living room, kitchen and 3 bedrooms. Separate gite on the second floor.

## 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

This 80 m<sup>2</sup> stone house is located on the border of Gard and Ardèche, on the edge of the Cévennes.

The 80 m<sup>2</sup> property is divided into two living areas:  
1 main house with kitchen-dining room, laundry room, bathroom, living room, 2 to 3 bedrooms, terrace

- 1 furnished gîte with air conditioning and a 10 m<sup>2</sup> terrace. This is rented out year-round via Airbnb.

On the ground floor there are several cellars and 2 private parking spaces.

Oil-fired central heating.

This property can serve as a main residence with a gîte or as a holiday home.

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

## LOCAL TAXES

Taxe foncière: **850 EUR**

## NOTES