LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43654DIH30 Price: 248 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (235 000 EUR without fees)

Authentic French townhouse full of charm and potential, in the historic heart of Barjac (Gard)















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Barjac
Department:	Gard
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	0 m2

IN BRIEF

Authentic French townhouse full of charm and potential, situated in the historic heart of Barjac, Gard. Offering approximately 135 m² of living accommodation, this property enjoys a central corner position overlooking a charming little square. It features three separate street-level entrances, each leading to an individual cellar, offering various possibilities for storage, a small workshop or commercial use. The living accommodation is arranged over three levels, with a separate entrance accessed via a beautiful exterior stone staircase. On the upper level, you will discover a wonderful rooftop terrace with lovely views over the historic rooftops of Barjac and the surrounding countryside. The main structure and roof are in good condition, while the interior requires complete renovation. A fantastic opportunity to create your own character home or combine living with a small independent business in the sunny south of...

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: **318 EUR**

NOTES

DESCRIPTION

Authentic French townhouse full of charm and potential, with three separate street-level entrances and a beautiful rooftop terrace, in the historic heart of Barjac, Gard!

Have you always dreamed of owning a character property in the south of France, right in the historic centre of a popular and lively French town, where you could combine your home with a small independent business? Or are you looking for an authentic renovation project in a special location? Then this charming townhouse, situated in the heart of the beautiful historic centre of Barjac, is definitely worth discovering!

The property occupies a central corner position overlooking a charming little square in the old town of Barjac. It offers an authentic atmosphere and plenty of potential to create a home that reflects your own ideas and lifestyle.

Three separate street-level entrances and an independent entrance to the living accommodation

One of the interesting features of this property can be found on the street-facing side. Here you will discover three large entrances positioned side by side, each providing access to a separate cellar.

These spaces offer various possibilities for developing a small business in the heart of the historic centre. Beyond simply providing storage, they could potentially be used as a small workshop, workspace or perhaps a modest commercial or exhibition space.

Just imagine having your own little workshop, a jewellery shop, an art space, a small shop selling local products or even your own ice cream parlour! A lovely opportunity for anyone wishing to...