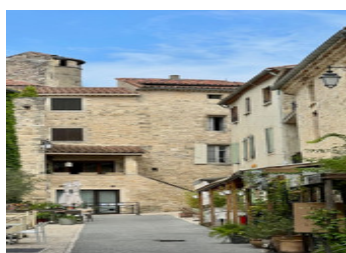
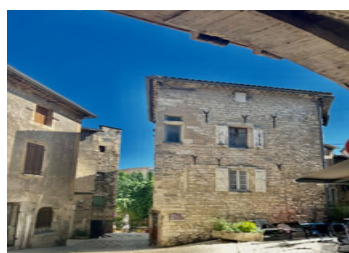
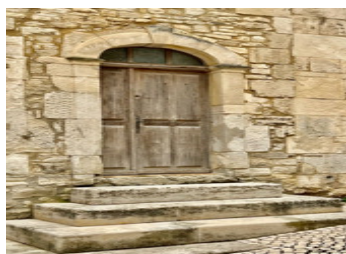


Building in the heart of the village of Barjac. Two floors requiring renovation. New stone spiral staircase.



INFORMATION

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



IN BRIEF

Village house in the heart of Barjac, a Renaissance town built of Gard stone.

Completely in need of renovation.

Magnificent rooftop terrace with views over the village center.

ENERGY - DPE

DPE not required.

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

For Sale – Charming Building to Renovate – Historic Center of Barjac

Located in the heart of the Renaissance town of Barjac, this characterful building of approximately 135 m² offers significant renovation potential.

Spanning two floors, it charms with its authentic character, notably its magnificent stone spiral staircase.

Layout & Features

Area: 135 m²

Possibility of creating up to 3 bedrooms

Rooftop terrace with views over the village rooftops

2 cellars

Central and sought-after location

Ideal for private individuals

Create a charming village house with a rare outdoor space (rooftop terrace) and period features. Perfect as a primary residence or pied-à-terre in a desirable village.

Perfect for investors

Possibility of subdivision or rental project (long-term or seasonal).

Strategically located in a popular tourist area.

Close to all amenities

Approximately 1 hour and 15 minutes from a TGV station

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



LOCAL TAXES

Taxe foncière:

318 EUR

NOTES