LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44030PAP30 Price: 635 000 EUR

agency fees to be paid by the seller

HouseCharming Natural Stone House near Barjac – Fully Renovated and Move-in Ready.







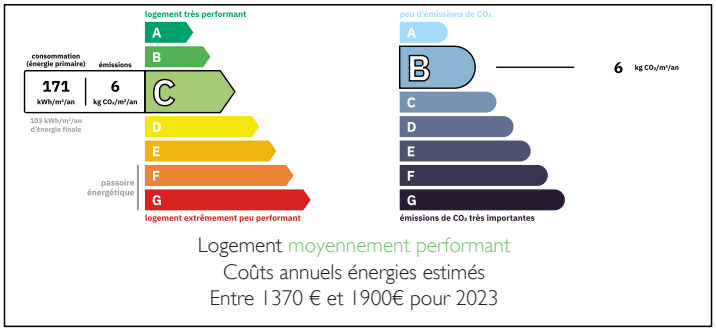








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1370 € et 1900€ pour 2023

INFORMATION

Town:	Barjac
Department:	Gard
Bed:	2
Bath:	1
Floor:	127 m2
Plot Size:	2826 m2

IN BRIEF

Beautiful natural stone house near Barjac, ideally located between the Cévennes, Ardèche and Provence. Fully renovated in 2021 under architectural supervision with high-quality natural materials, it combines modern comfort with authentic character. Set in a peaceful environment, the property enjoys privacy and beautiful panoramic views.

The house offers a bright living room with insert fireplace, a fully equipped open-plan kitchen, a utility room, a bathroom with walk-in shower, and a charming summer lounge opening onto the garden. Upstairs are two spacious bedrooms, one with private outdoor access, and a separate toilet.

An authentic stone outbuilding provides additional possibilities, including a guest house, studio, or workspace. The property also features a garden shed, space for a swimming pool, and optional

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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

This beautiful natural stone house ("en pierre") is located a short distance from the charming village of Barjac and is truly a hidden gem. Situated at the crossroads of the Cévennes, the Ardèche, and Provence, you will find yourself in an exceptionally diverse and nature-rich environment.
The property was fully renovated in 2021 under architectural supervision, using high-quality natural materials while preserving its authentic charm. Its location offers peace, privacy, and stunning panoramic views – ideal for lovers of hiking, cycling, and outdoor living.

On the ground floor, you will find a spacious and bright living area with a modern open-plan kitchen (24m²), fully equipped with all comforts. The cozy living room (24 m²) features an insert fireplace. There is also a practical utility room (buanderie), a stylish bathroom with a walk-in shower and toilet, and a charming summer living area (28 m²) with direct access to the garden.

Upstairs, there are two generously sized bedrooms (18 and 15 m²) and a separate toilet with a washbasin. One of the bedrooms has its own private access to the outside via a characteristic natural stone staircase.

On the property, there is an authentic stone outbuilding divided into two sections. One part (approximately 20 m² with a loft) is accessible from the garden. The second part, with access from the street, consists of three levels and offers plenty of potential to be customized to your needs (for example, as a guest house, studio, or workspace).

There is also a 12 m²...