LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44137PAP30 Price: 500 000 EUR

agency fees to be paid by the seller

A property spanning over 2.7 hectares with stunning views, featuring a house, a pool, and a shed and a lean-to







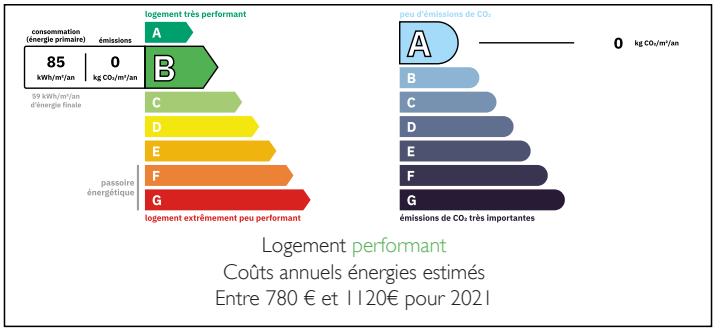








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 780 € et 1120€ pour 2021

INFORMATION

Town:	Barjac
Department:	Gard
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	27632 m2

IN BRIEF

Rare natural stone estate in one of the most beautiful locations of Barjac, set on over 2.7 hectares with breathtaking panoramic views. Offering complete privacy and tranquility, this charming property is close to the lively village of Barjac, famous for its historic center, restaurants, and antique markets, and near the Gorges de l'Ardèche and Pont d'Arc.

The house combines character and comfort with an excellent energy rating. It features a bright living area with open kitchen, lounge, utility room, covered terrace, and additional living space. Upstairs are 3 bedrooms, a bathroom with toilet, and storage space.

The swimming pool with wooden terrace enjoys stunning views in total privacy. A former cheese dairy with several rooms, loft, and large covered area offers great potential for conversion.

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: **1200 EUR**

NOTES

DESCRIPTION

Located in one of the most beautiful spots of Barjac, this rare domaine offers a unique opportunity. Set on over 2.7 hectares of land with breathtaking panoramic views, it provides complete privacy and tranquility, combined with the charm of a natural stone house. A place where you can truly relax and enjoy life, even swimming while overlooking the stunning landscape.

The lively and characterful village of Barjac (30430) is just a short distance away and is known for its charming historic center, welcoming squares, restaurants, and popular antique and brocante markets. Located on the border of the Gard and Ardèche regions, the area offers a perfect blend of nature, culture, and outdoor activities, with highlights such as the famous Gorges de l'Ardèche and the Pont d'Arc nearby.

The natural stone house combines character with comfort and benefits from an excellent energy rating. The covered terrace is a wonderful place to enjoy the panoramic views throughout the seasons.

On the ground floor, you will find a bright living area with an open kitchen, a lounge, a toilet with washbasin, and a former garage currently used as additional living space. There is also an utility room with direct access to the terrace.

Upstairs, there are three bedrooms (8 m², 8 m², and 11 m² measured above 1.80 m height, with total floor areas of 12 m², 12 m², and 15 m²), a bathroom with toilet, and practical storage space.

The swimming pool, surrounded by a wooden terrace, is set slightly...