LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44989PAP30 Price: 645 000 EUR

agency fees to be paid by the seller

A magnificent and spacious townhouse, featuring a Mediterranean-style urban garden and an integrated garage.















INFORMATION

Town:	Barjac
Department:	Gard
Bed:	5
Bath:	3
Floor:	234 m2
Plot Size:	529 m2

IN BRIEF

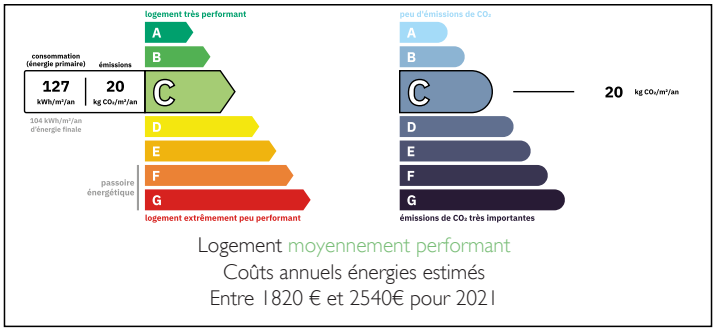
Authentic and spacious townhouse with a Mediterranean-style garden and integrated garage, located just a few steps from the historic center of Barjac. This character property combines charm, space and comfort, making it ideal as a family home, holiday retreat or guesthouse project.

The house offers generous living areas with high ceilings, original features and plenty of natural light. The ground floor includes a living room, dining room, kitchen, shower room and toilet, all overlooking the private garden. Outside, a veranda with summer kitchen, workshop and garden house create the perfect setting for enjoying the Southern French lifestyle.

The upper floors offer five spacious bedrooms, three bathrooms and a second living room, with additional possibilities for a studio, library or luxury master suite. A rare asset is the integrated 30 m² garage, exceptional in the historic center.

Highlights: authentic character, Mediterranean

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1820 € et 2540€ pour 2021

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:	**2527 EUR**

NOTES

DESCRIPTION

Authentic townhouse with Mediterranean garden and private garage, located just a few steps from the historic center of the charming town of Barjac. A rare combination of character, space and comfort in the heart of Southern France.

Behind its authentic façade lies a spacious family home filled with original details, high ceilings and elegant living spaces. Thanks to its generous layout, this character property is perfectly suited as a family residence, stylish holiday home or charming guesthouse project.

A particularly rare feature is the integrated garage of approximately 30 m² — ideal for secure parking or additional storage space, something exceptional in the historic center of Barjac.

The authentic front door opens into a spacious entrance hall leading to the living room (20 m²), kitchen (12 m²), shower room and separate toilet. The kitchen connects to the inviting dining room (16 m²), while both the dining and living rooms overlook the beautiful Mediterranean-style town garden.

The garden offers a peaceful and private setting to fully enjoy the Southern French lifestyle. The veranda with outdoor kitchen, workshop and separate garden house are all built in authentic style, creating a warm atmosphere for long summer evenings with family and friends.

An impressive natural stone staircase leads to the first floor, featuring two spacious bedrooms (21 and 16 m²), a bathroom, a separate toilet and a second large living room (36 m²). The high ceilings of approximately 2.75 meters further enhance the sense of elegance and space.

The second floor offers three additional...