LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46432RSI30 Price: 179 000 EUR

agency fees to be paid by the seller

Authentic 4-bedroom village house with roof terrace and original features in charming village.















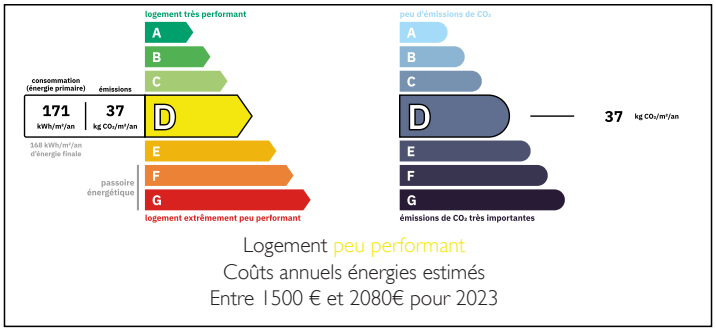
INFORMATION

Town:	Pompignan
Department:	Gard
Bed:	4
Bath:	2
Floor:	95 m2
Plot Size:	14 m2

IN BRIEF

UNDER OFFER - Richard Singer of Leggett Immobilier International is delighted to present this exceptional property, nestled in the heart of the picturesque village of Pompignan, just 9 km from Saint-Hippolyte-du-Fort, this character-filled village house enjoys an ideal location between Montpellier (44 km), Nîmes (52 km) and the Cévennes National Park. The village has a welcoming and active community with a bar-restaurant, bakery and post office, while the surrounding countryside offers vineyards, beautiful walking trails and a relaxed Mediterranean lifestyle. Rich in history and authentic southern French charm, Pompignan is an excellent choice for both year-round living and holiday escapes. Beautifully preserved and requiring no renovation, this delightful property retains many original architectural features and offers the perfect blend of authenticity, comfort and outdoor living.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1500 € et 2080€ pour 2023

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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NOTES

DESCRIPTION

This charming village house offers approximately 95 m² of living space arranged over three levels and is full of authentic character. From the moment you step inside, the beautiful original stone flooring immediately sets the tone, reflecting the property's history and timeless appeal. Easy lock-up-and-leave holiday home or perfectly suitable for primary residency with 4 bedrooms and a private roof terrace.

The fully fitted and equipped kitchen is one of the home's most distinctive features, centred around an original stone well that remains in working order, an increasingly rare feature that adds considerable charm. The ground floor also includes a welcoming living and dining room, a spacious bedroom with an attractive fireplace, and a separate WC.
A beautiful traditional Cévenol staircase leads to the first floor, where you will find two comfortable bedrooms and a shower room with WC.
The top floor is dedicated to a generous fourth bedroom with its own private shower room, creating an ideal principal bedroom or guest suite. From here, you can step onto a lovely 14 m² roof terrace overlooking the rooftops of the village—a peaceful setting for outdoor dining, relaxing or simply enjoying the views.

The property is presented in excellent condition throughout, with no renovation work required. Individual gas central heating provides year-round comfort.

Within walking distance of local shops and village amenities, this delightful home would make an excellent permanent residence, holiday home or lock-up-and-leave property. Offering generous accommodation, authentic French character and a sought-after village location, it represents an...