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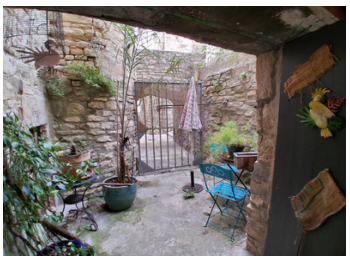
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Ref: A46661DIH30 Price: 255 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (243 000 EUR without fees)

Authentic stone village house with beautiful vaulted cellars and a private courtyard in the heart of Barjac















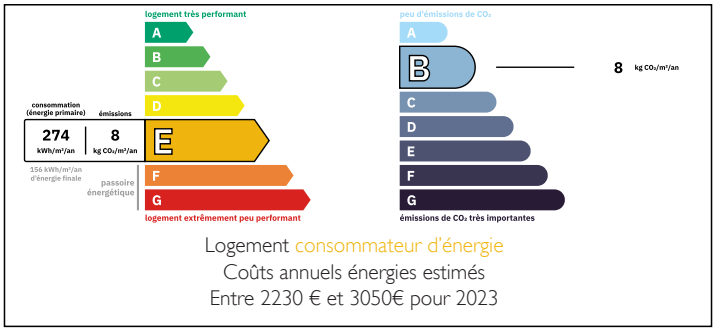
INFORMATION

Town:	Barjac
Department:	Gard
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	0 m2

IN BRIEF

Charming 17th-century stone village house located in the heart of the historic town of Barjac. Offering approximately 127 m² of living space, the property features two generous bedrooms, a welcoming kitchen-diner, a cosy living room with exposed wooden beams and a wood-burning stove, and a bathroom. Its greatest assets are two beautiful vaulted stone cellars measuring approximately 30 m² and 35 m². The larger cellar has direct access to a delightful private courtyard of approximately 10 m², with its own separate entrance from the street. An ideal space for creating a summer kitchen and enjoying the Mediterranean lifestyle. The second cellar offers excellent potential for storage or a private wine cellar. Well maintained, with no major renovation work required, and ideally situated within walking distance of shops, restaurants and the weekly market. Perfect as a permanent home, holiday...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2230 € et 3050€ 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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LOCAL TAXES

Taxe foncière: **372 EUR**

NOTES

DESCRIPTION

Authentic stone village house with beautiful vaulted cellars and a private courtyard in the heart of Barjac, Gard

A characterful 17th-century home where authentic charm and the French village lifestyle come together beautifully!

Situated in the heart of the charming historic town of Barjac, this delightful stone village house dates back to the 17th century. An especially appealing property for lovers of authentic French homes, picturesque streets and the relaxed lifestyle of the South of France.

Offering approximately 127 m² of living space, two generous bedrooms, an additional adjoining room, two beautiful vaulted stone cellars and a private courtyard of approximately 10 m², this property has plenty to offer.

The two impressive vaulted cellars are undoubtedly among the property's greatest assets. The first measures approximately 30 m² and is accessed via an attractive stone staircase. The second is an impressive 35 m² and has direct access to the private courtyard of approximately 10 m², which also benefits from its own separate entrance from the street.

This combination offers some particularly exciting possibilities! You could transform the larger cellar and adjoining courtyard into a wonderful summer kitchen, creating a welcoming space where indoor and outdoor living blend naturally together. The second cellar would be ideal as a private wine cellar, additional storage space or secure parking for bicycles and a motorbike.

A home full of character and possibilities, ideal for those who enjoy the pleasures of village life and want to make the most of the French way of living.
On entering...