

Magnificent country house combining modern comfort with traditional charm

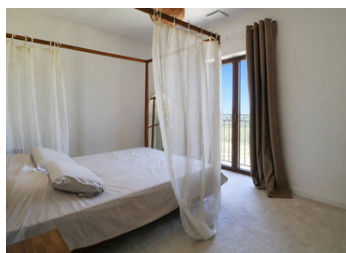


## INFORMATION

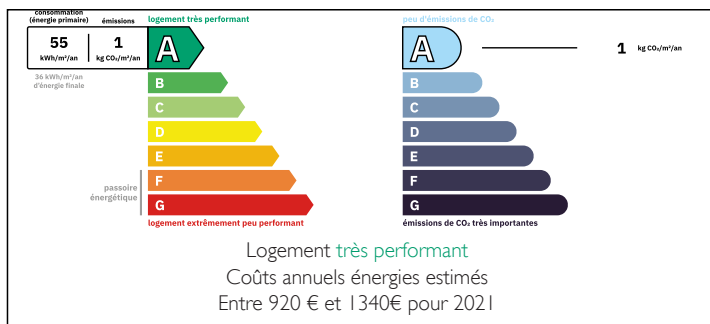
|             |                        |
|-------------|------------------------|
| Town:       | Canales-et-Argentières |
| Department: | Gard                   |
| Bed:        | 4                      |
| Bath:       | 2                      |
| Floor:      | 210 m2                 |
| Plot Size:  | 958 m2                 |

## IN BRIEF

Beautiful and light-filled home in a peaceful setting among open fields, with wide views towards the Cévennes. The property offers a spacious open-plan living area, wood-burning stove and kitchen island, four large bedrooms, two bathrooms and an additional room for guests or a home office. Outside are a terrace with pizza oven and a private plunge pool. Lézan, Sauve, Anduze, and Nîmes are all within easy reach.



## ENERGY - DPE



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.



## DESCRIPTION

This beautifully built and bright home in Canaules-et-Argentières enjoys a peaceful setting among open fields, with only a few neighbouring properties and wide views towards the foothills of the Cévennes.

On the ground floor, the heart of the house is a large open-plan living space with a wood-burning stove and a striking kitchen arranged around a central island – creating a natural place for cooking, conversation and time together. Large openings bring in plenty of light and connect the room directly with the terrace. The additional room adjoining the main living area can be used as a guest bedroom, home office or storage room. On this floor you will also find a storage room and a toilet.

On the first floor you will find three spacious bedrooms, and one master bedroom with en-suite bathroom and walk-in closet. On this floor there is one well-finished bathroom more, together with generous built-in storage and a toilet. The same high standard of craftsmanship and materials continues throughout this level.

Outside, the terrace includes a pizza oven and overlooks the surrounding countryside. The garden also features a private plunge pool, ideal for cooling off on warm summer days.

A particularly well-finished property combining traditional character, modern comfort, light-filled interiors and an exceptionally peaceful setting. The house is ready to move into as it stands.

Daily amenities and a weekly Sunday market can be found in Lézan, around 4 km away, while the medieval village of Sauve, officially classified as a 'Village de Caractère',...

## LOCAL TAXES

Taxe foncière: 1728 EUR

## NOTES