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Ref: A47275DIV30

Price: 295 000 EUR

agency fees to be paid by the seller

A unique house comprising 3 large bedrooms, 3 separate bathrooms , large living room with an adjoining kitchen















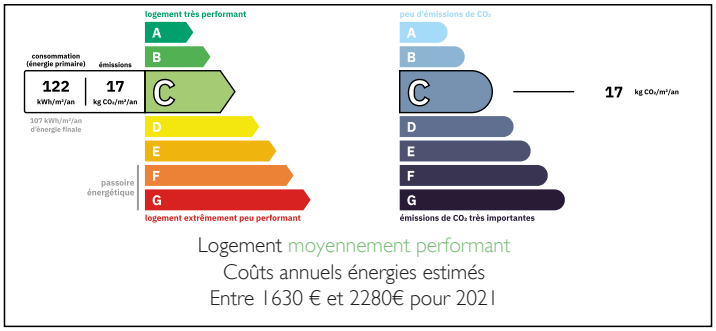
INFORMATION

Town:	Molières-sur-Cèze
Department:	Gard
Bed:	3
Bath:	3
Floor:	161 m2
Plot Size:	308 m2

IN BRIEF

A unique house comprising 3 large bedrooms, 3 separate bathrooms and a large living room with an adjoining kitchen. The house also features a 205 m² multi-purpose space that can be used for a variety of purposes.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1630 € et 2280€ 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:	**2000 EUR**

NOTES

DESCRIPTION

Unique house of 161 m² with a 205 m² commercial unit – Molières-sur-Cèze / Gammal

Set in an exceptional location in Molières-sur-Cèze / Gammal, this spacious and unique property offers 161 m² of living space, complemented by a separate 205 m² area offering a wide range of possibilities.

The house is in good condition and fitted with double glazing.

Inside, the house features a very large living area opening onto an open-plan, fully fitted kitchen. This spacious living area provides a pleasant central space for living and entertaining guests.

It comprises 3 bedrooms, each with its own en-suite bathroom, as well as 2 separate toilets.

Large terrace with exceptional views

The very large terrace, complete with an outdoor kitchen and offering exceptional views, immediately catches the eye.

This generous outdoor space is ideal for relaxing, hosting large meals or entertaining guests whilst enjoying the magnificent panorama. The terrace therefore adds significant value to this property and enhances its potential for both private use and holiday lettings.

As a further bonus, the property boasts 205 m² of additional space. Depending on the intended use and current regulations, this space can be utilised as:

* commercial premises
* a workshop or workspace
* storage space
* professional premises
* a spacious garage

Key features

* 161 m² of living space
* 205 m² of additional space* 3 bedrooms
* 3 en-suite bathrooms
* 2 separate toilets
* Very spacious living area
* Open-plan, fully fitted kitchen
* Very large terrace
* Exceptional views
* Outdoor kitchen
* Double glazing

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