

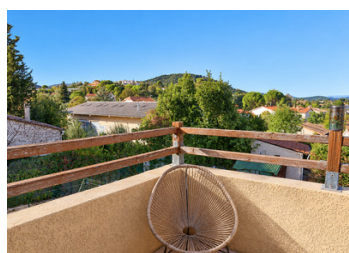
Modern 180 m house with views, three terraces and immediate rental income on the outskirts of Alès

EXCLUSIVE



INFORMATION

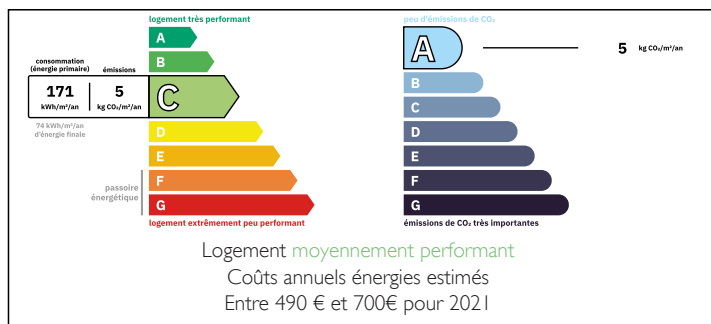
Town:	Alès
Department:	Gard
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	1100 m2



IN BRIEF

Modern 180 m² house in a quiet neighbourhood on the outskirts of Alès, with attractive views, three terraces and private parking options. Currently divided into three apartments, two can easily be combined into one home on 140 m². The third is let for a further year, providing immediate income, with potential for future use as a gîte. Air conditioning throughout, high-standard bathrooms, parks within walking distance and easy access to shops and cultural events.

ENERGY - DPE



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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

Set in a quiet residential neighbourhood on the outskirts of Alès, this modern, comfortable property enjoys attractive views and a flexible layout. With 180 m² currently arranged as three apartments (one on 100 m² and two on 40 m² each), it offers the opportunity to combine a main home with a separate source of income.

Apartment 1:

On the ground floor, an entrance hall, a living room with an open-plan kitchen and a utility room. Upstairs, three bedrooms with built-in wardrobes and a shower room with WC.

Apartments 2 and 3:

Each comprises a living room with an open-plan kitchen, one bedroom and a bathroom with a bathtub and WC.

Two of the apartments can very easily be joined to create a single home on 140 m², leaving the third independent. This apartment is currently let for a further year, providing rental income from the outset. The layout provides privacy for both the owners and the tenants. Once available, it could continue as a rental property or offer potential for use as a gîte or extra accommodation for friends.

The interiors have a contemporary feel, with three bathrooms finished to a particularly high standard and air conditioning throughout the house for comfort during winter and summer.

Outside, three terraces provide a choice of inviting spots for dining, relaxing or enjoying the views. These separate outdoor spaces add flexibility for owners and occupants alike, while several private parking options are a practical advantage.

Nearby town parks are within walking distance, and the...

NOTES