LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48700DIV30 Price: 280 000 EUR

agency fees to be paid by the seller

**A charming former chambres d'hôtes with a restaurant, swimming pool and large garden in the South of France**







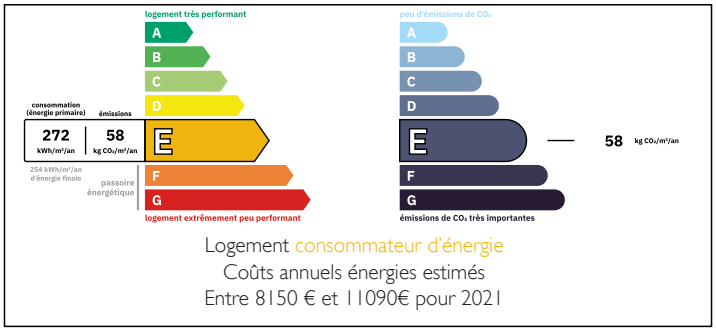








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8150 € et 11090€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Gagnières |
| Department: | Gard |
| Bed: | 10 |
| Bath: | 5 |
| Floor: | 310 m2 |
| Plot Size: | 3486 m2 |

## IN BRIEF

A property full of character with plenty of potential in Gagnières – Southern France

This former restaurant and chambres d'hôtes is situated in Gagnières, on the edge of the Cévennes and bordering the Ardèche.

The property has a living area of approximately 310 m² set on a spacious plot of 3,486 m².

On the ground floor are the former restaurant area and a private residence comprising a living area, bathroom and three bedrooms. On the first floor there are a further seven rooms, some of which have en-suite bathrooms.

Outside, you can enjoy a large garden, an above-ground swimming pool and ample parking.

The property requires some refurbishment, but offers plenty of potential for anyone dreaming of a bed and breakfast, a restaurant with guest accommodation or a spacious private home.

A wonderful opportunity to make your dream of living in the South of...

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

A charming former chambres d'hôtes with a restaurant, swimming pool and large garden in the South of France

A unique opportunity in Gagnières, on the edge of the Cévennes and on the border with the Ardèche!

Do you dream of a life under the southern French sun, and does the idea of running your own guesthouse, restaurant or tourism venture appeal to you? If so, this charming property in Gagnières offers a wealth of possibilities.

This spacious property has a living area of approximately 310 m², set on a beautiful plot of no less than 3,486 m². The property was previously run as a restaurant and guesthouse and, thanks to its layout and spacious outdoor area, offers a wealth of possibilities.

A versatile layout

Ground floor

The ground floor comprises the former restaurant area and a separate private area featuring:

A living area

A bathroom

Three bedrooms

First floor

Here there are a further seven rooms, several of which have en-suite bathrooms. Ideal for the further development of a bed and breakfast or another tourism-related venture.

Enjoying the outdoors

The spacious 3,486 m² plot offers plenty of space and privacy. It features:

A large garden with numerous possibilities

An above-ground swimming pool

Ample parking for residents and guests

A stunning location

Situated in Gagnières, on the edge of the beautiful Cévennes nature reserve and bordering the Ardèche. A region beloved for its natural beauty, charming villages, rivers, walking trails and tourist appeal.

A place to make your dream come true!

The property requires some refurbishment, but this also offers the chance to design everything...