LEGGETT IMMOBILIER INTERNATIONAL

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Ref: T101846RSI30 Price: 679 000 EUR

agency fees to be paid by the seller

Close to Quissac, charming stone house with swimming pool and three independent gites.















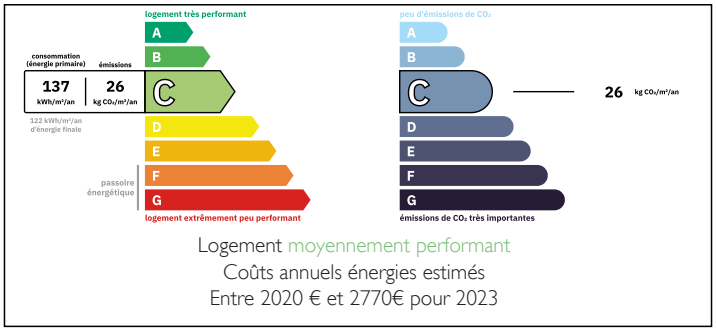
INFORMATION

Town:	Quissac
Department:	Gard
Bed:	8
Bath:	5
Floor:	300 m2
Plot Size:	3281 m2

IN BRIEF

Close to Quissac, this charming stone house with swimming pool and its three independent gîtes offers you an excellent opportunity to acquire a property with an immediate rental income. A must see.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2020 € et 2770€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**3261 EUR**

NOTES

DESCRIPTION

The property is accessed via a gravel drive into a private parking area, with the main residence and three separate gîtes arranged around the spacious pool deck and garden.

Main house: kitchen with electric hob and cooker and connecting utility room, storage room and WC. Open living/dining room with wood burning fireplace. Adjoining living/TV room, bedroom and bathroom. Staircase to master bedroom, mezzanine and two additional bedrooms, all opening onto wraparound balcony with views over patio and pool.

3 independent gîtes, two of which are arranged on one level and comprise one double bedroom each, kitchen/diner/living room and bathroom/WC. The third gîte is arranged on two levels, with kitchen/diner/living room and bathroom/WC on ground floor, and two bedrooms on first floor. Each with private terrace area.

Type of Heating: gas central heating for the whole property es and a fire place in the main house. Hot water is provided by a sollar panel for all the properties.

The house and the three gîtes are situated in a hamlet close to Quissac where one finds all type of shops and services. 44 km from the international airport of Montpellier and 35 km from the TGV station of Nîmes Ideally located between the sea and the Cévennes.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr