



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 302,681.4

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	30350
Δημοσιεύθηκε:	18/05/2026
Περιγραφή:	

Located in the commune of Maruejols-les-Gardon, this property offers approximately 371 m<sup>2</sup> of living space and significant potential for development, whether for a family home, rental property, or workshop. It comprises a main house of approximately 154 m<sup>2</sup>, including a living room, dining room, kitchen, and five bedrooms, providing generous living areas. A separate apartment of approximately 54 m<sup>2</sup> completes the property. This apartment features a living room with reversible air conditioning opening onto a pleasant courtyard, as well as two bedrooms. It benefits from double-glazed windows. There is also a separate three-room space requiring renovation, ideal for creating additional living quarters, a professional office, or a workshop. The numerous outbuildings are a significant asset: an outdoor garage, two enclosed garages of 42 m<sup>2</sup> and 43 m<sup>2</sup>, workshops, and an attic suitable for conversion. A rare property with multiple possibilities, ideal for buyers seeking space and potential. Fees payable by the seller. Information on the risks to which this property is exposed is available on the Georisques website. In accordance with Article L.561.5 of the French Monetary and Financial Code, you will be asked to provide proof of identity to arrange a viewing. REF 54627 - ABESSAN Network - Johanne HANTZEN ... Your independent real estate agent (Sole Proprietorship) RSAC No. 851 535 138 - All our properties are listed on ... Interested in real estate? Contact me!

Κατάσταση:	Must be reformed
Κατασκευάστηκε:	1850

### Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	2



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Τελειωμένα τετραγωνικά  
πόδια: 371 τ.μ  
Μέγεθος αυλής: 487 τ.μ

### Room details

Total rooms: 13  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 317

### Building details

Number of Garages: 1  
Αριθμός ορόφων: 1

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ACML-T14283/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ACML-T14283/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 34070145091

