



## Detached Single Storey Villa



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 264,034.82

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Alès
Código postal:	30100
Publicado:	09/10/2023

### Descripción:

Single-storey villa of 73 m2 of living space on enclosed, wooded land of 550 m2. It consists of an equipped kitchen, living room, 2 bedrooms, bathroom, toilet, laundry room, terrace, garage. Close to all amenities. Quiet residential environment. To visit without delay.

### - Information:

Number of rooms : 3  
Number rooms : 2  
Habitable Area : 73 m2  
Garden area : 550 m2  
Parking : Parking & Garage  
Agency fees will be fully paid for by the seller

### - Benefits:

Terrace : Yes  
Near commodities : Yes  
Heating : Individuel electrique



Mains Drainage : Yes  
General condition : Good  
Construction : Good

The department of Gard in Languedoc-Roussillon region has a distinctly 'Provençal' feel to it, thanks to its sharing a border with both Provence and the famous 'Camargue' march region, famed for flamingoes, wild horses and bulls.

That said, the Gard does have distinctly Languedoc-Roussillon region qualities such as the high number of historical sites (Languedoc's history is far more interesting than Provence's), the Bull fights at Nimes, and its dramatic landscapes.

In fact, it's in the Gard that the move away from the Mediterranean into a more continental, mountainous landscape begins. The weather cools the higher you climb, and the coarse river-stone villages so typical of Languedoc's Mediterranean departments (Herault, Aude and Pyrenees-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Herault become jagged and rocky in the Gard, sliced through by Languedoc's dramatic river gorges. It all starts to feel less hot and exotic and a little more like you're in the centre of France. The food improves too, with the slightly mundane Mediterranean fare being replaced with richer food more typical of the rest of the country.

The Gard department of Languedoc was important in Roman times, and Nimes' Maison Carree roman temple and Les Arenes roman amphitheatre are two of the best examples of roman architecture left in the world - and the Pont du Gard the largest remaining Roman aqueduct. Aigues-Mortes was built in the 13th Century by Louis IX as a new port for France, until rising silt rendered it an inland ghost-town.

Today, the Gard is attempting to modernise, like the rest of Languedoc, lead by its capital Nimes. Once a rather ugly city, it has commissioned some of the world's leading architects (such as Norman Foster) to build extravagant modern buildings.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Común**

Dormitorios:	2
Baños:	1
Tamaño del lote:	550 m2

## **Utility details**

Heating:	Sí
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX4.983.732
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