



## Beautiful 2 Bed House with Gite For Sale in Gorges du Tarn Lozere Languedoc-Roussillon France



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 280,000

### Location

Pays:	France
Adresse:	Chemin du Balat
Soumis:	28/07/2023

### Description:

Beautiful 2 Bed House with Gite For Sale in Gorges du Tarn Lozere Languedoc-Roussillon France

Esales Property ID: es5553368

Gorges du Tarn  
Lozere  
Languedoc-Roussillon  
48210  
France

Famed for its beautiful beaches easy living and golf resorts, France remains one of the most desirable places anywhere in the world to live. This glorious property offers you the chance to wake up to this magical place every morning and make a fantastic investment at the same time. Beautiful house/ensemble for sale in the heart of the Gorges du Tarn, near Ste Enemie in Lozère.

Main house of 5 rooms, 3 bedrooms and 2 bathrooms, open plan kitchen and 2 living rooms, one a large vaulted space converted from a sheep barn in exposed limestone. South facing.



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There is a small gîte – living room/kitchen, bedroom and bathroom. Successfully let for the last 10 years every summer.

Part of the house that we currently use as an office and spare bedroom (mezzanine) could also be used as an Airbnb as it has its own private entrance from the garden.

There is an attached workshop space, currently used as an atelier for our bike hire business. Opportunity to continue this if you want.

A large vaulted cellar and laundry, a wood shed, a large building with mezzanine currently used for storage and two enclosed gardens at the back and side complete the ensemble. There is an opportunity to purchase an extra piece of land, valued at around 5,000€.

Lovely quiet hamlet, situated directly on the river Tarn with access to walks and other activities for nature-lovers. 10 minutes from Ste Enimie.

Heating is electric with 2 wood burners, diagnostic is done. Good structural condition, some interior refreshment to do.

Excellent potential for a main home with a gîte income, or to take over our bike hire business or rent out the whole ensemble as an investment.

The owner have lived very, very happily here for 11 years but it's time to move on.

Price is negotiable – we are seeking a very quick sale.

All serious offers considered.

## ABOUT THE AREA

Languedoc-Roussillon (often called 'the Languedoc') is a historical coastal region in southern France, extending from Provence to the Pyrenees Mountains and the border with Spain. It's now part of Occitanie. The area is a major wine producer, with Vin de Pays d'Oc and sparkling Crémant de Limoux among its best-known varieties. The regional capital, Montpellier, is home to a well-preserved medieval quarter.

Stretching from Provence to the Pyrenees, this sultry, sun-baked territory (now part of the greater Occitanie region) feels like a country in its own right. It's been a strategic border since Roman times and is awash with historical reminders, from Roman aqueducts to hilltop Cathar castles. Today it's best known for its vineyards, which produce a third of France's wines, and the busy beaches sprawling along its Mediterranean shore.

Each of Languedoc-Roussillon's three main areas has its own distinct landscape and character. Bas-Languedoc is home to the biggest beaches and the captivating cities of Montpellier and Nîmes. Inland lies the high, wild country of the Grands Causses and Cévennes, with a fascinating mix of hills, caves, gorges, forests and surreal moonscape plateaux. Roussillon, in the southwest, shares close ties with Catalonia just across the Spanish border, including traditional sardanes folk dances and a passion for rugby and vibrant summer festivals.



## MAiN FEATURES:

- Beds: 3
- Bathrooms 3
- 104 m2 living space
- 100m2 plot
- Stunning Views
- Private Garden
- Private Parking
- Massive potential in the rental market with guaranteed returns
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, fishing, walking and cycling areas nearby
- good structural condition
- Terrace
- Fireplace
- Open plan kitchen
- Cellar

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### Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	104 m <sup>2</sup>
Dimesions du lot:	100 m <sup>2</sup>

### Utility details

Heating:	Oui
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### Building details

Number of Garages:	2
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### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/3pHT-k-d5yo?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent">https://www.youtube.com/embed/3pHT-k-d5yo?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent</a>
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### Contact information



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