



## Excellent 2 Bed house For Sale In Dufort



### 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
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 194,699.59

#### Location

Pays:	France
État/Région/Province:	Occitanie
Adresse:	Rue Basse
Indicatif régional:	30170
Soumis:	29/07/2025
Description:	
Excellent 2 Bed house For Sale In Dufort France	

Esales Property ID: es5554715

#### Property Location

44 RUE BASSE  
DURFORT  
LANGUEDOC ROUSSILLON  
30170  
France

#### Property Details

Nestled within the captivating, historic village of Durfort, a true gem from the nineteenth century awaits



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your discovery. This enchanting village house, spanning a generous 108 square meters, is more than just a home; it's a testament to timeless charm and authentic character. From the moment you approach, you'll be captivated by its original stone walls and exquisite ironwork, each detail whispering tales of a rich past and promising a future filled with warmth and elegance.

## A Home of Light and Laughter

Step inside and be embraced by a sense of spaciousness and natural light. The heart of this home is its large, bright living room, a versatile space designed for comfort and connection. Above, a mezzanine gracefully overlooks an outdoor area, offering a charming vista across the picturesque rooftops of the village – an idyllic spot for morning coffee or an evening aperitif as the sun dips below the horizon. Adjacent to this, another substantial living room beckons, complete with its own private balcony. Imagine unwinding here after a day of exploring, enjoying the gentle village breeze and the serene atmosphere. These communal spaces are perfect for entertaining guests, spending quality time with family, or simply finding a peaceful corner to relax and reflect.

## Tranquil Retreats and Flexible Spaces

As you move through the house, the sleeping quarters offer comfort and privacy. You'll find two inviting bedrooms, one of which features its own delightful mezzanine, creating a unique and cozy nook. Additionally, a dedicated office space provides the ideal environment for remote work or creative pursuits. This versatile area could also easily be transformed into a third bedroom, adapting to your evolving needs. With two well-appointed bathrooms, convenience is assured for both residents and guests.

Beyond the main living areas, the property reveals even more potential. Descend to discover two cellars, brimming with high development potential. These spaces open onto a charming interior courtyard, offering a private outdoor sanctuary. Envision transforming these cellars into a wine cellar, an artist's studio, a gym, or even additional living quarters – the possibilities are limited only by your imagination.

## Unlocking Investment Potential

One of the most compelling features of this property is its inherent flexibility. The house offers the enticing option of being divided into two independent apartments. This presents a truly interesting rental potential, whether you're looking to generate income from holiday rentals, long-term leases, or provide separate living spaces for extended family. Imagine the appeal of offering two charming, authentic accommodations in a sought-after historic village, attracting visitors eager to experience the local charm.

## Energy Performance Information

For your complete peace of mind and to ensure transparency, here are the details regarding the property's energy performance:

- \* Date of completion of the energy diagnosis: April 22, 2022
- \* DPE (Energy Performance Diagnosis) score: 342 kWhEP/m<sup>2</sup>/year
- \* GES (Greenhouse Gas Emissions) score: 10 kgepCO<sub>2</sub>/m<sup>2</sup>/year



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\* Estimated annual energy expenditure for standard use: Between €1,260.00 and €1,739.99 per year. (Average energy prices indexed to the year 2021, subscriptions included).

This information provides a clear overview of the property's energy efficiency, allowing you to plan accordingly.

## Discover Durfort: A Tapestry of History and Nature

The village of Durfort itself is a treasure trove of history, a place where the past vividly intertwines with the present. As a medieval village, Durfort proudly showcases many witnesses of this bygone era, most notably its magnificent twelfth-century tower, which once served as a formidable keep. History buffs and explorers will delight in tracing the footsteps of those who came before.

Beyond its medieval roots, Durfort holds another fascinating claim to fame: it's renowned for its Mammoth, a significant paleontological discovery now proudly displayed in the National Museum of Natural History in Paris. This unique heritage adds another layer of intrigue to the village's identity.

Strategically positioned in the Cévennes Piedmont, on the very edge of the majestic Cévennes mountain range and its neighboring valleys, Durfort boasts an ideal location. It serves as a perfect hub, nestled elegantly between the sun-kissed Mediterranean coast, the wild beauty of the Camargue, and the verdant expanse of the Cévennes Park. This unparalleled position means you're never far from a diverse range of landscapes and experiences, from sandy beaches to rugged mountain trails.

## A Lifestyle Rich in Culture and Activity

Living in Durfort is an invitation to embrace a lifestyle rich in cultural immersion and outdoor adventure. You'll have the opportunity to:

- \* Discover the intricate work of local pottery artisans, a testament to centuries of craftsmanship.
- \* Taste the exquisite local 'organic' wines, a true delight for the palate.
- \* Savor the distinct flavors of artisanal goat cheeses and the rich, golden hues of locally produced olive oil.
- \* Delve into the fascinating history of Protestantism in the region, a significant part of its cultural fabric.
- \* Wander through the serene and exotic bamboo grove, a peaceful escape.
- \* Embark on unforgettable hikes with donkeys on the historic paths of Stevenson, reliving the literary adventures of Robert Louis Stevenson himself.

Durfort and its surroundings offer an abundance of cultural and sports activities, ensuring there's always something new to explore, learn, and experience. Whether you're an avid hiker, a history enthusiast, a gourmet, or simply seeking a tranquil escape, Durfort delivers a truly enriching lifestyle.

For more information and to plan your exploration of this remarkable region, we encourage you to visit the official tourism website: <https://www.tourismegard.com/destination/cevennes/>.

This nineteenth-century village house in Durfort is more than just a property; it's a gateway to a life



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steeped in history, natural beauty, and endless possibilities. It's an opportunity to own a piece of French heritage, to create lasting memories, or to unlock significant investment potential in a truly captivating setting.

## ABOUT THE AREA

Durfort, often specified as Durfort-et-Saint-Martin-de-Sossenac to distinguish it from other French villages of the same name, is a charming and historically rich village located in the Gard department of the Occitanie region in southern France. Nestled in the Cévennes Piedmont, it offers a picturesque setting on the edge of the Cévennes mountains and their surrounding valleys. This prime location places Durfort ideally between the diverse landscapes of the Mediterranean coast, the unique wetlands of the Camargue, and the rugged beauty of the Cévennes National Park. Its authentic character is evident in its medieval architecture, particularly its well-preserved twelfth-century tower, which once served as a formidable keep, harking back to a time of strategic importance.

Beyond its striking historical presence, Durfort is also recognized for a fascinating paleontological discovery: the Durfort Mammoth. This remarkably complete specimen of a southern mammoth was unearthed in 1869 within the commune and is now a prized exhibit at the National Museum of Natural History in Paris. This unique heritage adds an intriguing layer to the village's identity, connecting its local history to a broader scientific narrative. The village itself, often described as a 'circulade,' a type of medieval village with a circular structure common in Languedoc-Roussillon, invites leisurely strolls through its narrow, winding streets, where stone walls and traditional ironwork continue to tell stories of centuries past.

Life in Durfort is an immersion in local culture and natural beauty. The region is celebrated for its artisanal traditions, including pottery, a craft that has been passed down through generations. Visitors and residents can savor organic local wines, delicious goat cheeses, and high-quality olive oil, all products of the fertile surrounding land. The area also holds significant historical importance for Protestantism, with various sites and stories contributing to its rich cultural tapestry. For those seeking active pursuits, the area offers abundant opportunities for hiking, including trails that follow the footsteps of Robert Louis Stevenson, and explorations of natural wonders like the exotic bamboo grove.

For international visitors interested in exploring this captivating region, Durfort is accessible through several airports. The most convenient option is often Montpellier-Méditerranée Airport (MPL), located approximately 60 kilometers south of the village. Alternatively, Nîmes-Alès-Camargue-Cévennes Airport (FNI) is another viable choice, situated about 41 kilometers away. Both airports offer connections to various European cities, providing a gateway to the charm and tranquility of Durfort and the wider Occitanie region.

## MAiN FEATURES:

- \* 108m2 of living space
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views



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- \* Close to essential amenities 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, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com
  - \* two terraces and a small interior courtyard

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## **Commun**

Chambres:	2
Salle de bains:	2
Pied carré fini:	108 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.371.906

