



Detached House with Garden



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 249,814.11

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Alès
Cap:	30100
Pubblicato:	09/10/2023

Descrizione:

Very close to the heart of town, we have this character house on 2 levels of 76 sqm each. Enclosed, wooded land of 520 sqm with well. The house consists:

- Ground floor: of a fitted summer kitchen opening onto a terrace and garden, a bedroom, bathroom, toilet, laundry / boiler room, garage.

- Upstairs: entrance hall, separate fitted kitchen, living room, 2 bedrooms, bathroom, toilet.

Large shaded terrace.

A non-disturbing adjoining side.

Gate and garage door electric.

To visit without delay.



- Information:

Number of rooms : 5

Number bedrooms : 3

Number Floor : 2

Habitable Area : 76 m2

Garden area : 520 m2

Parking : Parking et Garage

Agency fees will be fully paid for by the seller

- Benefits:

Air conditioning : Yes

Near commodities : Yes

Heating : Individuel Gas

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 Nîmes, 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 (Hérault, Aude and Pyrénées-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Hérault 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 Nîmes' Maison Carrée roman temple and Les Arènes 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 Nîmes. 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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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Comune

Camere da letto:	3
Bagni:	2
Dimensione del lotto:	520 mq

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Sì
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX4.983.737
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