



## Large Family Villa with Garden in Great Location



### 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
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 406,146.75

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	30110
Pubblicato:	04/12/2023

### Descrizione:

Solid stone built house with 176 m2 of living space renovated in 2022 built on a plot of 650 sqm. It consists:

- Ground floor: Entrance hall, a laundry area, a kitchen open to a living room with wood stove, access to the covered terrace of 40 m2, a large en-suite bedroom with bathroom with bathtub and shower and separate toilet and a dressing room.

- Upstairs: a wide corridor leading to 3 large en-suite bedrooms (25, 21 and 16 m2) with bathroom, shower and toilet and dressing room.

- Outside: On the flat land a quiet green space.

Blind adjoining at the rear, not overlooked.

Ideal for a large family or Airbnb project.

- Information:



Number of rooms : 5  
Number bedrooms : 4  
Number Floors : 3  
Habitable Area : 176 m2  
Garden area : 650 m2  
Parking : Parking  
Year built : 1890  
Agency fees will be fully paid for by the seller

- Benefits:

Terrace : Yes  
Terrace area : 40 m2  
Air conditioning : Yes  
Near commodities : Yes  
Heating : Climatisation  
Mains Drainage : Yes  
General condition : Good  
Quality : 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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## **Comune**

Camere da letto:	4
Bagni:	4
Dimensione del lotto:	650 mq

## **Utility details**

Heating:	Si
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX5.196.249
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