



## Stunning 5 Bed Barns & Chalet For Renovation For Sale in Arpaillargues-et-Aureillac Nimes Languedoc



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 553,098.99

### Posizione

Nazione:	France
Indirizzo:	Rte Vieille
Cap:	30700
Pubblicato:	26/09/2024
Descrizione:	

Stunning 5 Bed Barns & Chalet For Renovation For Sale in Arpaillargues-et-Aureillac Nimes Languedoc France

Esales Property ID: es5553388

1 Rte Vieille,  
Arpaillargues-et-Aureillac,  
Nimes  
Languedoc  
30700  
France

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.



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The property consists of two barns on a walled plot of land which is ripe for development. The larger barn is an open Hangar (200m<sup>2</sup>) in which a 75m<sup>2</sup> chalet has been constructed with two bedrooms and a tiled bathroom with a concrete floor. Electricity and running water have been installed. The other barn, or Bergerie, has planning permission for conversion into a three bedroomed house. Architecturally the Bergerie was based on La Maison Carre, a few km away in the centre of Nîmes. This is Europe's best preserved Roman Temple and has been used as a template for proportions in buildings as significant and diverse as the US Senate, University College London and the British Museum. And of course, la Bergerie in Arpaillargues.

Norman Foster was commissioned to build a library opposite the Maison Carre which needed to be four times the size, but not overshadow it. So he made it out of glass, so the larger building simply reflects the smaller one.

With a front wall of glass, the large open hangar would reflect the Bergerie in a similar way.

Planning permission in the village is progressive towards well thought out designs, and there are some striking modern buildings as well as more traditional restorations nearby.

There is also planning permission for another one to two bedroom property against the perimeter wall.

The Hangar, if developed, would easily accommodate a five bedroom house.

There is a view of the unspoiled village including the church and the chateaux from most of the site, but the dominant feature of the property is the privacy behind the walls of the compound. Arpaillargues is 4km away from the beautiful town of Uzès, with its historic unspoiled square, La Place aux Herbs, packed with restaurants and still a working farmers market.

As well as the spectacular scale and raw potential of the barns, the walled compound gives a satisfying feeling of privacy.

## ABOUT THE AREA

Arpaillargues-et-Aureillac is a commune a few km west of Uzès, with the main village of Arpaillargues and the small nearby hamlet of Aureillac. Arpaillargues, sitting astride the road between Uzès and Alès, has a few shops, a decent café-restaurant, a Medieval center, and a massive old chateau that's now an up-market hotel. Arpaillargues has an ancient center, with some narrow streets, many stone buildings and stone walls. It's an interesting enough village for exploring once you're here, on in the area, but probably not enough to make a special trip.

The Arpaillargues lavoir (wash house), aboutThe 19th-century lavoir (wash house) of Arpaillargues is covered and walled on three sides. It was fed by a spring about a km northeast of the village center. The lavoir was built in 1851, as a hygienic measure following the cholera epidemic of 1849.

Located between the sea and the Cevennes hills, Nîmes is one of the most attractive towns in Mediterranean France. The city was established by the Romans, on the edge of the Mediterranean plain, some twenty-five miles inland from the sea; and to this day, Nîmes has the finest collection of Roman remains in France.

Apart from its Roman remains, Nîmes is worth visiting for its attractive old town and its gardens, as well as its ideal location for discovering the Cevennes national park to the north or the renowned wetlands of



the Camargue to the south – not to mention the large number of historic sites and other sights to be discovered in this part of Mediterranean France..

## MAiN FEATURES:

- Beds: 5 If redeveloped
- Bathrooms 5 if redeveloped
- 250 m2 living space
- 1200 m2 land plot
- 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

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### Comune

Camere da letto:	5
Bagni:	5
Finito piedi quadrati:	250 mq
Dimensione del lotto:	1200 mq

### Building details

Number of Garages:	1
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.093.064

