



Detached Country House with Mountain Views



Informazioni sull'Agente

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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 438,205.77

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Saint-Ambroix
Cap:	30500
Pubblicato:	06/08/2025

Descrizione:

REDUCED in price - Perched on a mountain with a breathtaking view of the surrounding hills, you fell in love with this pretty stone house of 110m2 set in 1,1 hectares of land in terraces, with many olive and oak trees. Built on 2 levels, it consists of an equipped American-Style Kitchen open to the living room of 48m2 (with wood stove) opening onto a beautiful covered terrace facing south west, shower room, toilet.

Outbuildings and 2 additional terraces.

Enchanting setting, quiet environment and close to all amenities.

- Information:

Number of rooms : 4
Number bedrooms : 3
Habitable Area : 110 m2
Garden area : 11058 m2
Year built : 1980
Agency fees will be fully paid for by the seller



- Benefits:

Terrace : Yes

Near commodities : Yes

Heating : Individuel Electric

Septic tank : 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 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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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are



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Comune

Camere da letto:	3
Bagni:	1
Dimensione del lotto:	11058 mq

Utility details

Heating:	Sì
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.401.143
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