



Large Detached House with Pool



Informazioni sull'Agente

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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 708,802.36

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Saint-Hippolyte-du-Fort
Cap:	30170
Pubblicato:	22/08/2025

Descrizione:

REDUCED in price - Beautiful 19th century property with 3 Guest Gites and private part on 3843m2 of land with swimming pool and another plot of 3195m2 near not attached.

The farmhouse consists in its private part of 180m2 of an equipped kitchen open to living room, living room with fireplace, 3 bedrooms, an office, bathroom, shower room, 2 toilets.

The 3 Guest Gites of 28m2 (1 bedroom), 42m2 (1 bedroom) and 64m2 (2 bedrooms) are equipped, independent and each one with its own terrace.

Many outbuildings for 300m2 allow to expand the private space, or create a professional space, or create another gite.

Calm environment, clear and open view.

Close to all amenities.



- Information:

Number of rooms : 12

Number bedrooms : 7

Number Floor : 2

Habitable Area : 315 m²

Garden area : 7038 m²

Parking : Parking et Garage

Year built : 1850

Agency fees will be fully paid for by the seller.

- Benefits:

Terrace : Yes

Swimming Pool : Yes

Heating : Climatisation

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 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 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 around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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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:	7
Bagni:	4
Dimensione del lotto:	7038 mq

Utility details

Heating:	Si
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.454.894
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IMLIX

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