



Superb Detached House with Above Ground Pool



Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 310,323.29

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Saint-Ambroix
Postcode:	30500
Geplaatst:	06-08-2025

Omschrijving:

REDUCED in price - Charming stone farmhouse, enlarged by a more recent construction, on 1.5 hectares of land, with approximately 180m2 of living space, it is composed as follows:

- Lower garden level: Entrance hall, independent fitted kitchen, living room with wood stove.
- Upper garden level: of two bedrooms, bathroom, toilet.
- Also: laundry / cellar, and another two independent bedrooms with shower room and toilet, 50m2 Conservatory.

On the ground a water source and above ground swimming pool.

Close to all amenities.

- Information:

Number of rooms : 6
Number bedrooms : 4
Number Floors : 3



Habitable Area : 180 m2
Garden area : 15000 m2
Parking : Parking
Agency fees will be paid for by the seller

- Benefits:

Terrace : Yes
Above Ground Pool : Yes
Air conditioning : Yes
Near commodities : Yes
Heating : Climatisation reversible
Mains Drainage : Yes
General condition : Good
Build 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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Algemeen

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	15000 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Ja
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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:	IX7.401.152
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IMLIX

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