



## Detached Country House with Swimming Pool



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 380,996.8

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Rousson
ZIP code:	30340
Posted:	Sep 21, 2023

### Description:

Large character house with swimming pool. It consists:

- 1st floor: 220 sqm of living space with a living room with cathedral ceilings and open-plan kitchen of 100 sqm, mezzanine 9 m2, 6 bedrooms including one used as a dressing room, a bathroom, a shower room and 2 toilets.

- Ground floor: 225 sqm of garages with several entrances.

Flat plot of 1,838 sqm with swimming pool.

Completely renovated in 2019 and although next to a busy road it has superb sound insulation.

Connected to optical fibre.

Ideal for a large family or professional project (craftsman, liberal profession, reception).

- Information:



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Number of pieces : 7  
Number bedrooms : 6  
Number Floor : 2  
Habitable Area : 221 m2  
Garden area : 1838 m2  
Parking : Parking et Garage  
Year built : 1950  
Agency fees will be fully paid for by the seller

- Benefits:

Swimming Pool : Yes  
Air conditioning : Yes  
Near commodities : Yes  
Heating : Climatisation reversible  
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 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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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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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## **Common**

Bedrooms:	6
Bathrooms:	2
Lot Size:	1838 sq m

## **Utility details**

Heating:	Yes
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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:	IX4.907.866
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# IMLIX

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