



Detached House with Garden



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	EUR 219,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Alès
ZIP code:	30100
Posted:	Oct 09, 2023

Description:

Very close to the heart of town, we have this character house on 2 levels of 76 sqm each. Enclosed, wooded land of 520 sqm with well. The house consists:

- Ground floor: of a fitted summer kitchen opening onto a terrace and garden, a bedroom, bathroom, toilet, laundry / boiler room, garage.

- Upstairs: entrance hall, separate fitted kitchen, living room, 2 bedrooms, bathroom, toilet.

Large shaded terrace.

A non-disturbing adjoining side.

Gate and garage door electric.

To visit without delay.

- Information:



Number of rooms : 5
Number bedrooms : 3
Number Floor : 2
Habitable Area : 76 m²
Garden area : 520 m²
Parking : Parking et Garage
Agency fees will be fully paid for by the seller

- Benefits:

Air conditioning : Yes
Near commodities : Yes
Heating : Individuel Gas
Mains Drainage : Yes
General condition : Good
Construction : 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 Nimes, 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 (Herault, Aude and Pyrenees-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Herault 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 Nimes' Maison Carree 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 Nimes. 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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Common

Bedrooms: 3
Bathrooms: 2
Lot Size: 520 sq m

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.983.737

