



## Charming Village House in Rural Sector



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 320,662.72

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Corconne
ZIP code:	30260
Posted:	Sep 23, 2024

### Description:

**REDUCED** in price - Charming stone village house of 120 m2 living space, discover this charming village house with a generous surface area of 120 m2, combining the charm of the old with a peaceful and unobstructed atmosphere.

- Ground floor: you will be welcomed by a bright living room, a friendly dining room and a functional kitchen.

- Upstairs: two spacious bedrooms await, each with its own terrace offering picturesque views. You will also find a modern bathroom and two separate toilets, for optimal comfort.

This property also has a cellar, ideal for storage, as well as convertible attics offering potential for extension.

Don't miss the opportunity to live in this haven of peace, where you can fully enjoy the charm of village life.

The department of Gard in Languedoc-Roussillon region has a distinctly 'Provençal' feel to it, thanks to



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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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Condition: Good

## **Common**

Bedrooms: 2

Bathrooms: 1

Lot Size: 175 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.085.470

