



Large Detached House with Pool



Agent Info

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Listing details

Property for:	Sale
Price:	USD 708,802.36

Location

Country:	France
State/Region/Province:	Occitanie
City:	Saint-Hippolyte-du-Fort
ZIP code:	30170
Posted:	Aug 22, 2025

Description:

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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Common

Bedrooms:	7
Bathrooms:	4
Lot Size:	7038 sq m

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.454.894

