



## Former Farm House with Land



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 184,602.74

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Anduze
CEP:	30140
Adicionado:	13/11/2023

#### Informação adicional:

In a rural Hamlet in the countryside we find this former farmhouse on a plot of 3530 sqm with a drilling. Combining charm and authenticity, this property remaining in its own plot is offering many possibilities. With 150 sqm of living space, plus 150 sqm outbuildings, this property can meet different life projects such as holiday residence or home project.

New septic tank.

Possibility of acquiring the adjoining barn.

To visit.

#### - Information:

Number of rooms : 8  
Number bedrooms : 4  
Number Floors : 2  
Habitable Area : 150 m2



Garden area : 3530 m2

Year built : 1800

Agency fees will be fully paid for by the seller.

- Benefits:

Near commodities : Yes

Heating : Individuel electric

Septic tank : Yes

General condition : Work needed

Quality : Needs some work.

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.

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## **Comum**

Quartos de dormir:	4
Banheiro:	1
Tamanho do lote:	3530 m <sup>2</sup>

## **Utility details**

Heating:	Sim
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.113.642

