



## Solid Business For Sale with Swimming Pool



### 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
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 816,581.79

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Rochefort-du-Gard
CEP:	30650
Adicionado:	16/12/2025

### Informação adicional:

Currently operated as a hospitality activity, this complex develops around 500m2 of living space (possibility of 6 gites) with reception room, professional kitchen, on 2000m2 of land with swimming pool and large parking lot. Location is ideal for a good investor, establishment of large brand or Guest Gites / Bed and Breakfast activity.

### Information:

Number of rooms : 20  
Number bedrooms : 14  
Number of parking place : 10  
Number Floor : 3  
Area : 500 m2  
Garden area : 2000 m2  
Parking : Parking  
Agency fees will be fully paid for by the seller

### Benefits:



Terrace : Yes  
Pool : Yes  
Air conditioning : Yes  
Near commodities : Yes  
Heating : Climatisation reversible  
Sanitation : Yes  
General condition : Good  
Build 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 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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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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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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## Comum

Quartos de dormir:	14
Banheiro:	9
Tamanho do lote:	2000 m <sup>2</sup>

## Utility details

Heating:	Sim
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.016.760

