



## Detached Single Storey Villa



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 263,112.41

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Алес
Почтовый индекс:	30100
Добавлено:	09.10.2023

#### Описание:

Single-storey villa of 73 m2 of living space on enclosed, wooded land of 550 m2. It consists of an equipped kitchen, living room, 2 bedrooms, bathroom, toilet, laundry room, terrace, garage. Close to all amenities. Quiet residential environment. To visit without delay.

#### - Information:

Number of rooms : 3  
Number rooms : 2  
Habitable Area : 73 m2  
Garden area : 550 m2  
Parking : Parking & Garage  
Agency fees will be fully paid for by the seller

#### - Benefits:

Terrace : Yes  
Near commodities : Yes  
Heating : Individuel electrique  
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' marsh 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, led 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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## Общие

Спальни: 2  
Ванные комнаты: 1  
Площадь участка: 550 кв м

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.983.732

