



## 7 room, 121m2 Character property for sale in Saint gervais sur mare - 179 000 € \*



### Emlakçı Bilgisi

|                   |                    |
|-------------------|--------------------|
| İsim:             | Patrick Gibbins    |
| Şirket Adı:       | Artaxa Immo Sarl   |
| Ülke:             | France             |
| Experience since: | 2008               |
| Hizmet tipi:      | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Telefon:          |                    |
| Languages:        | French             |
| Web sitesi:       |                    |

### İlan Detayları

|            |             |
|------------|-------------|
| İçin mülk: | Satılık     |
| Fiyat:     | EUR 179,000 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | France     |
| Eyalet/Bölge/ Şehir: | Occitanie  |
| Posta kodu:          | 34610      |
| Yayınlandı:          | 28.09.2026 |
| Açıklama:            |            |

In the charming little village of Les Nieres, beautifully situated in the Parc naturel regional du Haut-Languedoc, you will find this characterful 121 m2 stone house. Here, nature is right on your doorstep, surrounded by mountains, forests and valleys, with wonderful opportunities for hiking and cycling. The property also features a beautiful, mature garden arranged over several levels, with a choice of outdoor seating areas where you can follow the sun and enjoy the South of France lifestyle from morning until evening.

This charming and flexible home offers a wealth of possibilities. The house features many beautiful details, including exposed wooden beams and attractive flooring. On the entrance level, a hallway leads into the living room, which forms the natural heart of the house.

On one side is the kitchen, with space for a dining area and direct access to the garden - perfect for leisurely breakfasts and outdoor dining. One floor above this part of the house is a spacious bedroom together with a shower room and WC. On the next floor are two further bedrooms.

On the other side of the living room, there is space for a dining area as well as a smaller bedroom. From the hallway, a staircase leads upstairs to a large bedroom and a spacious bathroom with shower and WC.



The flexible layout allows the rooms to be used in a variety of ways according to your family's needs and preferences. There is also the possibility of creating two separate living areas. The house can easily be divided into two independent sections, making it ideal for extended family, guests or rental accommodation.

One part could comprise a kitchen, dining/living area, three bedrooms and a shower room with WC. The second part could offer a living room, dining area, two bedrooms and a shower room with WC. There is also space to install a small kitchen.

This makes the property equally appealing as a permanent home or holiday retreat, or for anyone wishing to combine their own home in the South of France with the possibility of generating rental income.

The lush garden is made for enjoying the South of France lifestyle. Mature and arranged over several levels, its greenery and different terraces create intimate outdoor spaces where you can find both sunshine and shade throughout the day. There is plenty of room for long dinners with family and friends, a peaceful cup of coffee in the morning sun, or simply relaxing with a book in the shade on warm summer days.

Les Nieres belongs to the commune of Saint-Gervais-sur-Mare and lies amid the beautiful landscapes of the Parc naturel regional du Haut-Languedoc. This part of southern France is characterised by mountains, forests, chestnut trees, winding country roads and green valleys - a paradise for anyone who loves nature and the outdoors.

The area offers an extensive network of hiking and cycling trails. The Voie d'Arles/Via Tolosana (GR653), one of France's great historic pilgrimage routes towards Santiago de Compostela, also passes through Saint-Gervais-sur-Mare. Cyclists can explore beautiful quiet roads winding through a varied landscape of mountains, forests and authentic villages.

Les Nieres also has a creative character of its own, with a ceramics and mosaic studio in the village offering courses and workshops.

The setting is rural and peaceful, yet everyday amenities are close at hand. Nature is your nearest neighbour and the pace of life is pleasantly relaxed. At the same time, Saint-Gervais-sur-Mare is only a few minutes away, offering everyday services including a grocery shop, bakery, pharmacy, health centre, post office, bars and restaurants.

This is a place for those looking for more than just a house - a home with soul, greenery and flexibility, set in one of southern France's beautiful natural landscapes. Here you can enjoy a lifestyle defined by tranquillity, outdoor living and authentic South of France charm.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.



(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Genel Bilgiler

|                   |        |
|-------------------|--------|
| Yatak odası:      | 5      |
| Bitmiş metrekare: | 121 m2 |
| Arazi Büyüklüğü:  | 390 m2 |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

## Lease terms

Date Available:

