

Allègre-les-fumades - GARD - Stone village house with independent gite

EXCLUSIVE



INFORMATION

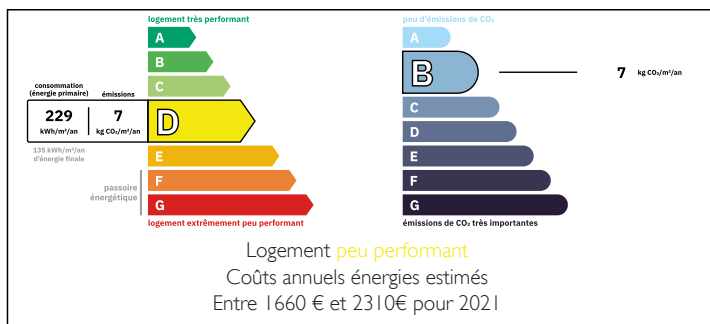
Town:	Allègre-les-Fumades
Department:	Gard
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	258 m2

IN BRIEF

Stone village house with separate gite in a very quiet location



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In the village of Boisson (Allègre-les-fumades) you will find this old stone village house. The house consists of 2 parts.

Through the main entrance, you enter the living room with open kitchen and laundry room. From the laundry room, you can go directly to the ground-floor courtyard. A staircase takes you to the first floor where there are 2 bedrooms and a bathroom. On the 2nd floor there is a 3rd very spacious bedroom under the roof.

From the first floor, you have access to the very spacious covered terrace with breathtaking views.

The terrace gives access to the separate gîte (45 m2) and the courtyard on the ground floor.

The gîte comprises a kitchen, bathroom and bedroom.

The entire house is air-conditioned.

The area around Allègre-les-fumades is perfect for enjoying nature, walking and cycling. From now on you can also enjoy the Thermes Les Fumades again.

All commodités are at 10 km in Saint-Ambroix.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 727 EUR

Taxe habitation: EUR

NOTES