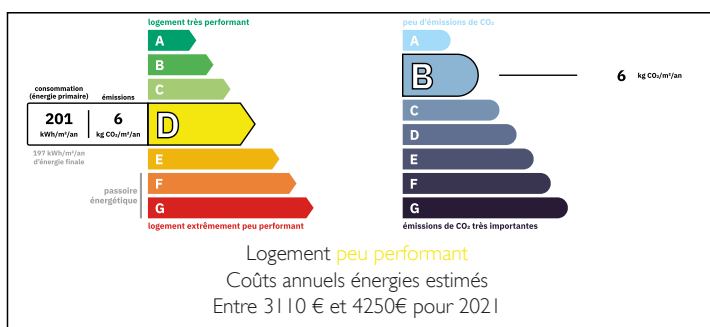


Charming Bergerie with Pool in Prime Tourist Spot



ENERGY - DPE



INFORMATION

Town:	Blandas
Department:	Gard
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	927 m2

IN BRIEF

Nestled in an area of outstanding natural beauty near Saint-Guilhem-le-Désert and the Cirque de Navacelles, this ancient Bergerie offers a unique lifestyle opportunity. Whether you envision a characterful chambre d'hôte or a tranquil family retreat.

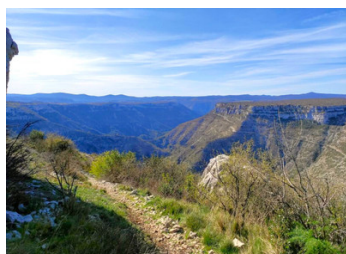
Original features, including vaulted stone arches, high ceilings, and wooden floorboards. The light-filled open-plan kitchen/dining area boasts a handcrafted kitchen, a wood burner, and terracotta tiles that flow throughout the ground floor. A spacious salon with vaulted ceilings, arches, and a log burner, great for entertaining or relaxation.

The upper level features a principal bedroom with dual-aspect windows, a second double bedroom, and a shared bathroom. Separate guest accommodations include characterful rooms, ensuite facilities, and private access, ensuring a comfortable stay for visitors.

Outside, a large terrace, barbecue area, and

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.



LOCAL TAXES

Taxe foncière: 1418 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Description:

Discover an extraordinary lifestyle opportunity with this charming chambre d'hôte or the potential to create a unique and captivating family home. Nestled in an area of exceptional natural beauty, this historic Bergerie offers a perfect blend of modern comfort and timeless character, making it a property of endless possibilities.

Location

Situated in a serene and private setting, the property enjoys a privileged position near renowned tourist attractions such as Saint-Guilhem-le-Désert and the iconic Cirque de Navacelles, offering stunning views and a tranquil environment while remaining easily accessible.

Interior Features

- **Kitchen/Dining Room:** The property welcomes you into an expansive open-plan kitchen and dining area, designed for entertaining. Flooded with natural light from large patio doors, this space boasts a handcrafted, fully fitted kitchen with ample storage, a seated bar area, and a cozy wood-burning stove. Terracotta tiled flooring adds warmth and continuity to the ground floor.

- **Living Room:** Accessible via a few steps from the kitchen, the salon showcases the building's historical charm with vaulted ceilings, stone arches, and abundant natural light from patio doors and multiple windows. This spacious area offers versatile layout options, including a cozy seating zone with a large log burner.

- **First Floor:**

- o A generous hallway with French doors providing independent access.

- o **Principal Bedroom:** Dual-aspect windows and abundant character create a serene retreat.

- o **Second Bedroom:** Another spacious, light-filled bedroom with dual-aspect views.

- o **Bathroom facilities** include a separate shower, bath, and toilet for convenience.

- **Guest Accommodation:**

- o Configured for hosting, the guest wing features a bunk room to accommodate four guests, maintaining