

Alès - GARD - House with 5 gîtes and swimming pool in a very quiet area at the foot of the Cévennes



INFORMATION

Town:	Alès
Department:	Gard
Bed:	10
Bath:	6
Floor:	337 m2
Plot Size:	2511 m2

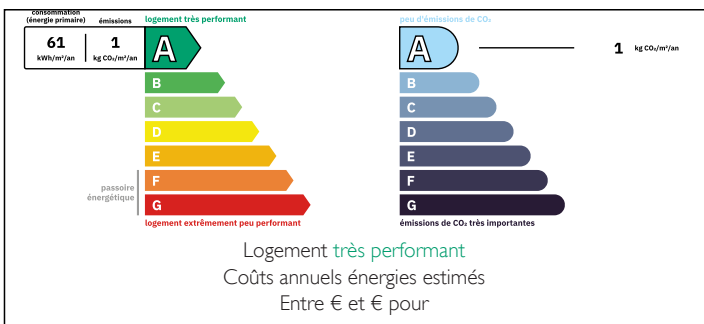


IN BRIEF

This energy-efficient property offers great business potential with 5 gîtes.
The peaceful surroundings make it a lovely place to relax by the large swimming pool.

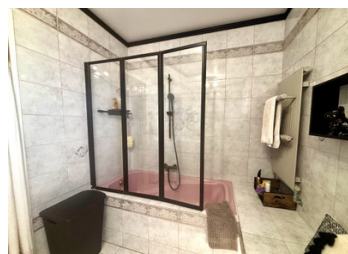


ENERGY - DPE



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

Residence with 5 gîtes in a very quiet area.

Located on grounds of over 2500 m² with a swimming pool, various terraces and relaxation areas in the sun or in the shade of the terraces.

The main building consists of a large living room with fireplace, a fitted kitchen, 2 bedrooms, a bathroom and a laundry room. On the first floor there is an office and a large bedroom under the sloping roof with the possibility of creating a bathroom.

From the living room and kitchen, large sliding windows provide access to the large terrace and swimming pool.

A second building consists of 3 gîtes of approximately 50 m². Each gîte consists of 2 bedrooms, a living room-kitchen and a bathroom. Each gîte has its own terrace with awning of approximately 13 m².

Attached to the main building is a fully equipped studio and a gîte of approximately 34 m² with a bedroom, a living room-kitchen, a bathroom and a private terrace.

In the garden, the area around the heated swimming pool (11 x 4.8) and the tiled terrace offer plenty of relaxation areas (in the sun or in the shade).

Each gîte is air-conditioned. The main building is equipped with a heat pump, solar panels, fibre optic broadband and a well. There is ample parking at the entrance to the property.

Thanks to various energy-efficient modifications to the property, it has a very favourable energy rating. The property has an A rating and the gîtes have a C rating.

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LOCAL TAXES

Taxe foncière: **6677 EUR**

Taxe habitation: **EUR**

NOTES