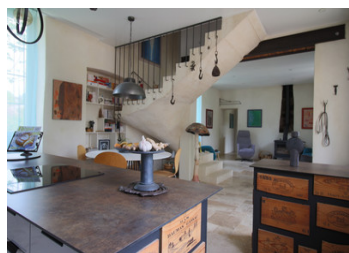


## HouseCharming Natural Stone House near Barjac – Fully Renovated and Move-in Ready.

EXCLUSIVE



## INFORMATION

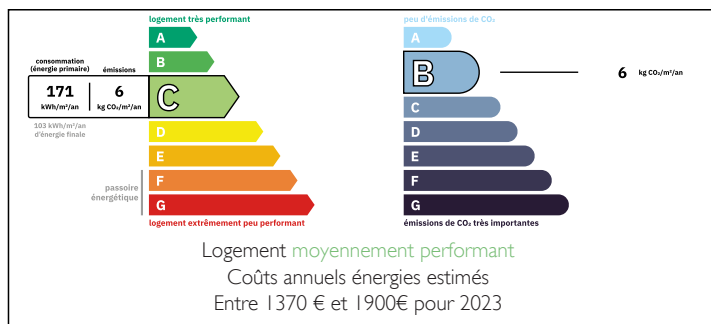
Town:	Barjac
Department:	Gard
Bed:	2
Bath:	1
Floor:	127 m2
Plot Size:	2826 m2

## IN BRIEF

This beautiful natural stone house ("en pierre") is located a short distance from the charming village of Barjac and is truly a hidden gem. Situated at the crossroads of the Cévennes, the Ardèche, and Provence, you will find yourself in an exceptionally diverse and nature-rich environment.

The property was fully renovated in 2021 under architectural supervision, using high-quality natural materials while preserving its authentic charm. Its location offers peace, privacy, and stunning panoramic views – ideal for lovers of hiking, cycling, and outdoor living.

## 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

On the ground floor, you will find a spacious and bright living area with a modern open-plan kitchen, fully equipped with all comforts. The cozy living room features an insert fireplace. There is also a practical utility room (buanderie), a stylish bathroom with a walk-in shower and toilet, and a charming summer living area with direct access to the garden.

Upstairs, there are two generously sized bedrooms and a separate toilet with a washbasin. One of the bedrooms has its own private access to the outside via a characteristic natural stone staircase.

On the property, there is an authentic stone outbuilding divided into two sections. One part (approximately 20 m<sup>2</sup> with a loft) is accessible from the garden. The second part, with access from the street, consists of three levels and offers plenty of potential to be customized to your needs (for example, as a guest house, studio, or workspace).

There is also a 12 m<sup>2</sup> garden shed and ample space on the land to install your own swimming pool.

This property is fully move-in ready and combines comfort, character, and a unique location in one of the most beautiful regions of southern France. As an added bonus, the carefully selected furniture can be taken over, allowing you to simply bring your suitcases and start enjoying your new home.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES