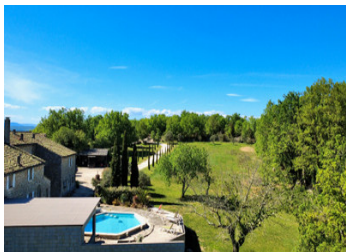


BARJAC - GARD - Charming estate with gîtes



INFORMATION

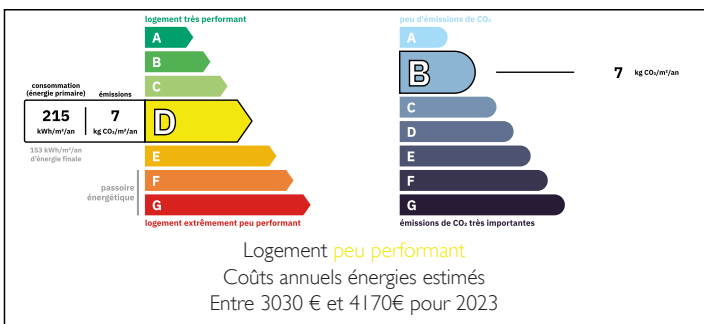
Town:	Barjac
Department:	Gard
Bed:	2
Bath:	2
Floor:	202 m ²
Plot Size:	20908 m ²

IN BRIEF

Charming estate with gîtes near Barjac

Authentic 19th-century estate set on approx. 2 hectares, comprising a charming main house (approx. 200 m²), two gîtes with high rental potential (approx. 210 m²) and various outbuildings. Featuring two swimming pools, spacious terraces and a beautiful natural plot with development potential. Ideal for those seeking to combine tranquility, charm and a profitable project.

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

A unique, characterful estate with gîtes and exceptional potential near Barjac

Just a few minutes from the charming town of Barjac lies this authentic 19th-century former post and coach station, set within a beautiful estate of approximately 2 hectares. A rare place where tranquillity, nature and character come together.

You reach this charming property via a private driveway lined with cypresses, lavender and olive trees. The grounds consist of a wooded area with majestic oak trees and a building plot that could potentially be subdivided (subject to planning permission).

The main house (approx. 200 m²)

This house exudes authenticity with its natural stone features and open fireplaces. On the ground floor, you will find a cosy kitchen, a living room with a pellet stove and open fireplace, a lounge, a bedroom, a bathroom and various storage areas.

The first floor, accessible via a beautiful stone staircase, offers two spacious bedrooms and a bathroom.

Outside, you can enjoy an octagonal Bio-UV swimming pool with a generous covered terrace (approx. 60 m²), perfect for relaxing in complete privacy with a view of the garden.

Gîtes with high rental potential

The second part of the building comprises two gîtes that have already been renovated but still require finishing (waterproof and windproof), with a total surface area of approximately 210 m².

The largest gîte features a spacious living area and five bedrooms, each with its own bathroom. Ideal for tourist rentals or a bed & breakfast.

A second swimming pool and spacious terraces make this section particularly attractive...

LOCAL TAXES

Taxe habitation: **3200 EUR**

NOTES