

Exceptional Stone Townhouse with Tower, Mediterranean Courtyard and Terraces in the Heart of Barjac.



INFORMATION

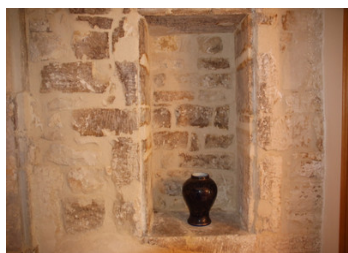
Town:	Barjac
Department:	Gard
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	262 m2

IN BRIEF

Exceptional Stone Townhouse with Tower and Mediterranean Courtyard in Barjac

In the heart of historic Barjac, this remarkable natural stone townhouse combines authentic charm, generous living space and rare outdoor areas. Hidden behind an elegant façade, the property features a beautiful Mediterranean courtyard, several terraces and a characterful tower, offering privacy while being just steps from cafés, restaurants and the weekly market.

Tastefully renovated with respect for its original architecture, the house retains its natural stone features and period details while providing modern comfort. The ground floor offers a spacious entrance hall, kitchen, utility room, living room and dining area opening onto the sunny courtyard. A stunning stone staircase leads to five bedrooms spread over two floors, including several en-suite bathrooms,

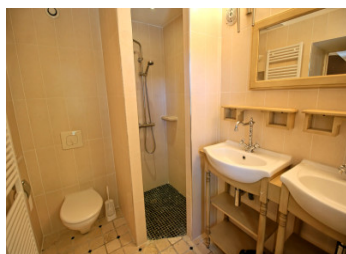


ENERGY - DPE

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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

Hidden within one of the charming streets of historic Barjac, this exceptional natural stone townhouse combines authentic character, generous living spaces and rare outdoor areas in the very heart of the village.

Behind its elegant façade lies a beautiful Mediterranean courtyard with exotic touches, several terraces and a characterful tower — a unique setting offering both privacy and the vibrant atmosphere of village life just steps away from restaurants, cafés and the famous weekly market.

The property has been tastefully renovated with respect for its original architecture and period features. Natural stone, authentic details and warm living spaces create an atmosphere of timeless Southern French charm, while modern comforts and quality materials ensure easy everyday living.

The ground floor welcomes you through an authentic entrance into a spacious central hall leading to the kitchen, utility room and courtyard. The kitchen (17 m²) connects seamlessly with the inviting living (17 m²) room and generous dining area (18 m²), both opening directly onto the sunny patio — perfect for entertaining guests or enjoying long summer evenings outdoors.

From the courtyard, a magnificent stone staircase leads to the first floor, where three elegant bedrooms (13, 14 and 17 m²) are located. Two of the bedrooms feature an en-suite bathroom, with toilet. These rooms also offer direct access to a balcony. The hallway also includes a separate toilet, access to the terrace overlooking the courtyard, and a natural stone staircase leading to the second floor.

This floor offers two further bedrooms (14 and...

LOCAL TAXES

Taxe foncière: 2035 EUR

Taxe habitation: 1489 EUR

NOTES