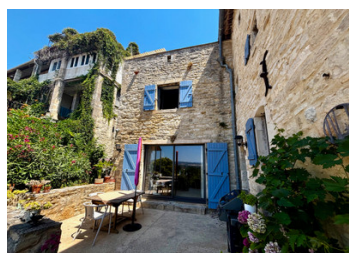


A fully renovated, characterful village house with a sunny terrace in the heart of Barjac (Gard)



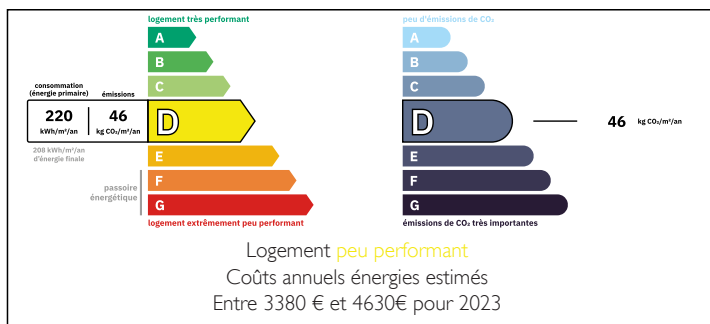
INFORMATION

Town:	Barjac
Department:	Gard
Bed:	4
Bath:	3
Floor:	163 m2
Plot Size:	0 m2

IN BRIEF

A fully renovated, characterful village house with a terrace in the heart of Barjac. Situated on a quiet one-way street, within walking distance of shops, restaurants and the charming Provençal market. The property features a spacious living area, a lounge, a fully fitted kitchen and a sunny terrace. On the first floor are two bedrooms, a bathroom and a shower room. The second floor offers a further two bedrooms and an additional shower room. There is also a spacious cellar with direct access to the street. A ready-to-move-in property that combines authentic charm with modern comfort, ideal as a permanent home, a second home or an investment for holiday lettings.

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

Fully renovated village house full of character with a sunny terrace in the heart of Barjac (Gard)

Authentic charm, modern comforts and a prime location in one of the most beautiful villages in the South of France.

Situated on a quiet one-way street, just a few steps from the historic centre of Barjac, lies this exceptionally well-maintained and fully renovated village house. The property combines the authenticity of a traditional French village house with a high-quality renovation, offering a unique living experience in one of the most sought-after regions between the Ardèche and Provence.

With its spacious living areas, four comfortable bedrooms, three bathrooms and a pleasant private terrace, this property is perfectly suited as a permanent home, a luxurious second home or a profitable investment for holiday lettings.

Layout

Ground floor

Through the entrance hall, you enter a cosy living area that flows seamlessly into a welcoming lounge. The fully fitted kitchen forms the heart of the property. A charming terrace where you can enjoy long summer evenings in complete privacy, breakfast in the morning sun or an aperitif with friends, all whilst taking in the breathtaking views.

First floor

Two spacious and light-filled bedrooms

A comfortable bathroom

A separate shower room

Second floor

Two additional bedrooms, ideal for family and guests

A second shower room

Cellar

A spacious, dry cellar with direct access to the street offers a wealth of practical possibilities for storage, bicycles, wine enthusiasts or a studio.

Key features

Fully renovated and ready to move into

Authentic charm combined with modern living comfort

Four full-sized bedrooms

NOTES