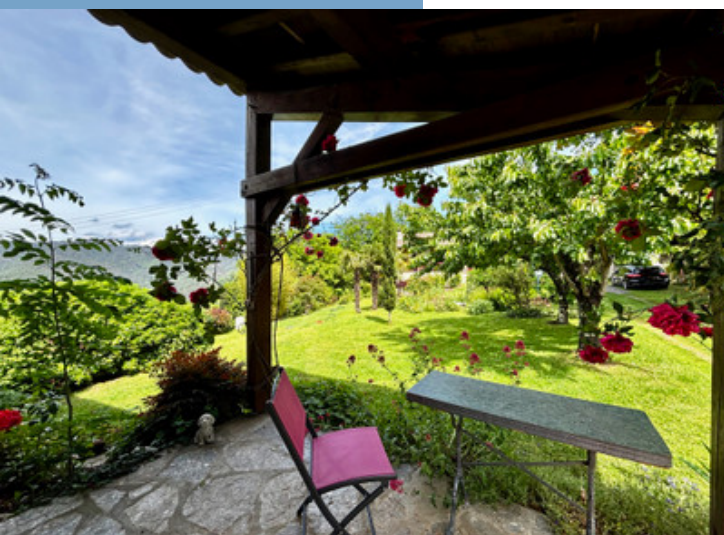




SAUMANE - PROPERTY WITH TWO SEPARATE HOUSES, ONE OF WHICH HAS AN INDOOR SWIMMING POOL AND A BEAUTIFULLY GARDEN

SAUMANE - PROPERTY
WITH TWO SEPARATE
HOUSES, ONE OF WHICH
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SWIMMING POOL AND A
BEAUTIFU...



PROPERTY FACT FILE	
REFERENCE	A37300EEE30
PRICE	€ 510,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	275 m²
LAND	4623 m²
TOWN	Saumane
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Exceptional view
- Business potential
- Very peaceful area
- Indoor swimming pool
-

SAUMANE - PROPERTY
WITH TWO SEPARATE
HOUSES, ONE OF WHICH
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SWIMMING POOL AND A BEAUTIFU...

Ref : A37300EEE30

Stunning estate with two houses in the Cévennes

Situated between Saumane and l'Estréchure, on a peaceful hilltop in the Cévennes, lies this superbly maintained estate comprising two houses on a plot of 4,623 m².

DESCRIPTION

A stunning estate in the Cévennes with two houses, a swimming pool and complete privacy

Situated between Saumane and l'Estréchure, in the heart of the Cévennes and in an exceptionally peaceful setting, this magnificent estate is perched on a hilltop. The estate comprises two properties on a plot of 4,623 m² and offers breathtaking views, complete privacy and the utmost in living comfort.

Main residence – 155 m²

The characterful main house, built from natural stone, has a living area of 155 m² and comprises:

- * a spacious living room with a fireplace;
- * a dining room with an open-plan kitchen;
- * four bedrooms;
- * a bathroom;
- * a shower room;
- * two toilets;
- * a garage;
- * a cellar of approximately 80 m².

The cosy fireplace provides extra warmth and atmosphere during the winter months. The property has recently been fitted with a completely new roof with high-quality insulation (10-year guarantee). Central heating is provided by a modern pellet boiler.

Second property – 120 m²

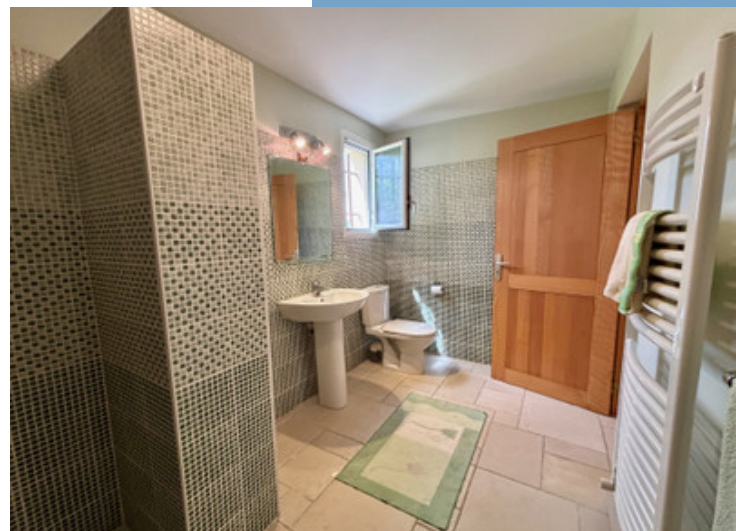
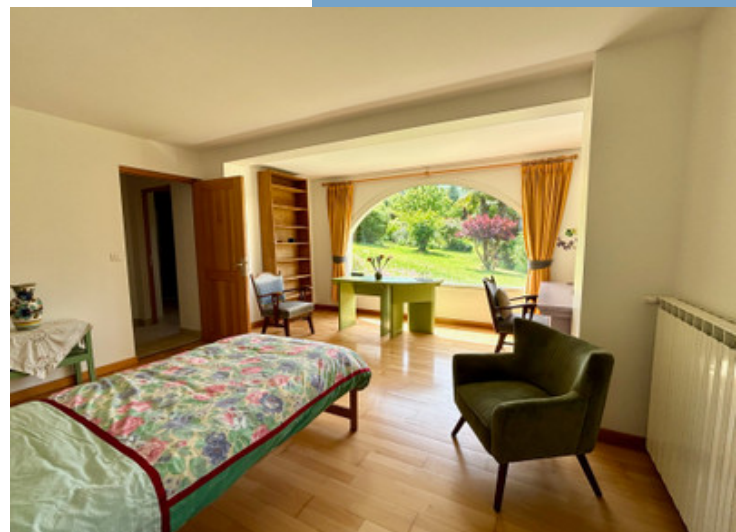
The second property has a living area of 120 m² and offers numerous possibilities, such as a guest house, holiday let or home for family.

On the upper floor is a spacious living area of 70 m² with an open-plan kitchen and a beautiful indoor swimming pool. The pool is heated by a heat pump and is equipped with a dual counter-current system and three massage jets. Thanks to the large windows opening onto the terrace, you can enjoy a pleasant connection between

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37300EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

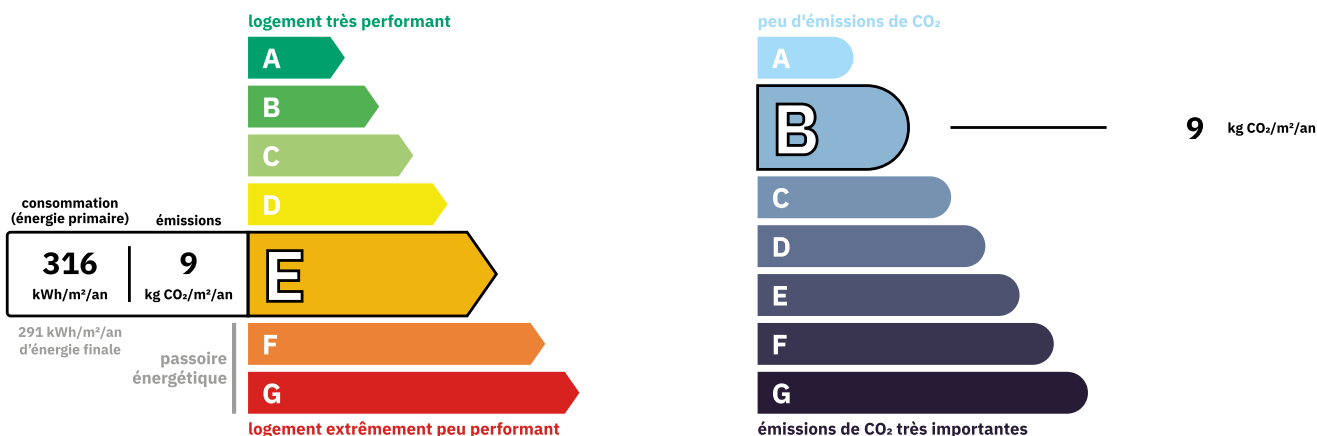


SAUMANE - PROPERTY WITH TWO SEPARATE HOUSES, ONE OF WHICH HAS AN INDOOR SWIMMING POOL AND A BEAUTIFUL...

Ref : A37300EEE30

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 3630 € and 4960€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A37300EEE30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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