



ALÈS - GARD - HOUSE WITH 5 GÎTES AND  
SWIMMING POOL IN A VERY QUIET AREA AT THE  
FOOT OF THE CÉVENNES

www.leggettprestige.com

ALÈS - GARD - HOUSE  
WITH 5 GÎTES AND  
SWIMMING POOL IN A  
VERY QUIET AREA AT THE  
FOOT OF THE CÉVENN...



| PROPERTY FACT FILE   |  |
|--|--|
| REFERENCE  | A41210EEE30  |
| PRICE  | € 900,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM  | 10   |
| BATHROOM   | 6  |
| ACCOMMODATION  | 337 m <sup>2</sup>   |
| LAND   | 2511 m <sup>2</sup>  |
| TOWN   | Alès   |
| DEPARTMENT   |  |
| LOCATION   |  |
| TYPE   | Maison de Vacances, Bed and Breakfast, House               |
| CONDITION  |  |
| FEATURES   | Swimming Pool, Mains Drains, Private parking               |
| *Price based on current exchange rate which is subject to change |  |



- Business potential
- DPE label A
- In a very quiet area
- Swimming pool
- 

ALÈS - GARD - HOUSE  
WITH 5 GÎTES AND  
SWIMMING POOL IN A  
VERY QUIET AREA AT THE  
FOOT OF THE CÉVENN...

Ref : A41210EEE30

A residence comprising 5 holiday cottages in a peaceful, prime location

Set on a plot of over 2,500 m<sup>2</sup>, this beautiful residence features a heated swimming pool, several terraces and plenty of privacy. The

## DESCRIPTION

A beautiful residence comprising 5 holiday cottages in an exceptionally peaceful location

Set on a plot of over 2,500 m<sup>2</sup>, this charming residence features a heated swimming pool, several terraces and a variety of relaxation areas in both sun and shade. A unique combination of comfortable living and a profitable tourist business.

### Main house

The main house features a spacious and light-filled living room with a fireplace, a fully fitted open-plan kitchen, two bedrooms, a bathroom and a practical utility room. Upstairs, there is an office and a spacious bedroom under the sloping roof, where an additional bathroom could easily be fitted out.

Thanks to the large sliding doors, the living room and kitchen open seamlessly onto the spacious terrace and the heated swimming pool.

### Holiday cottages

A second building houses three comfortable gîtes of approximately 50 m<sup>2</sup>. Each gîte features:

- \* two bedrooms;
- \* a kitchen-diner;
- \* a bathroom;
- \* a private terrace of approximately 13 m<sup>2</sup> with an awning.

In addition, the main building also features:

- \* a fully equipped studio;
- \* an additional gîte of approximately 34 m<sup>2</sup> with one bedroom, a kitchen-diner, a bathroom and a private terrace.

### Outdoor space

The beautifully landscaped garden offers plenty of privacy and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41210EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

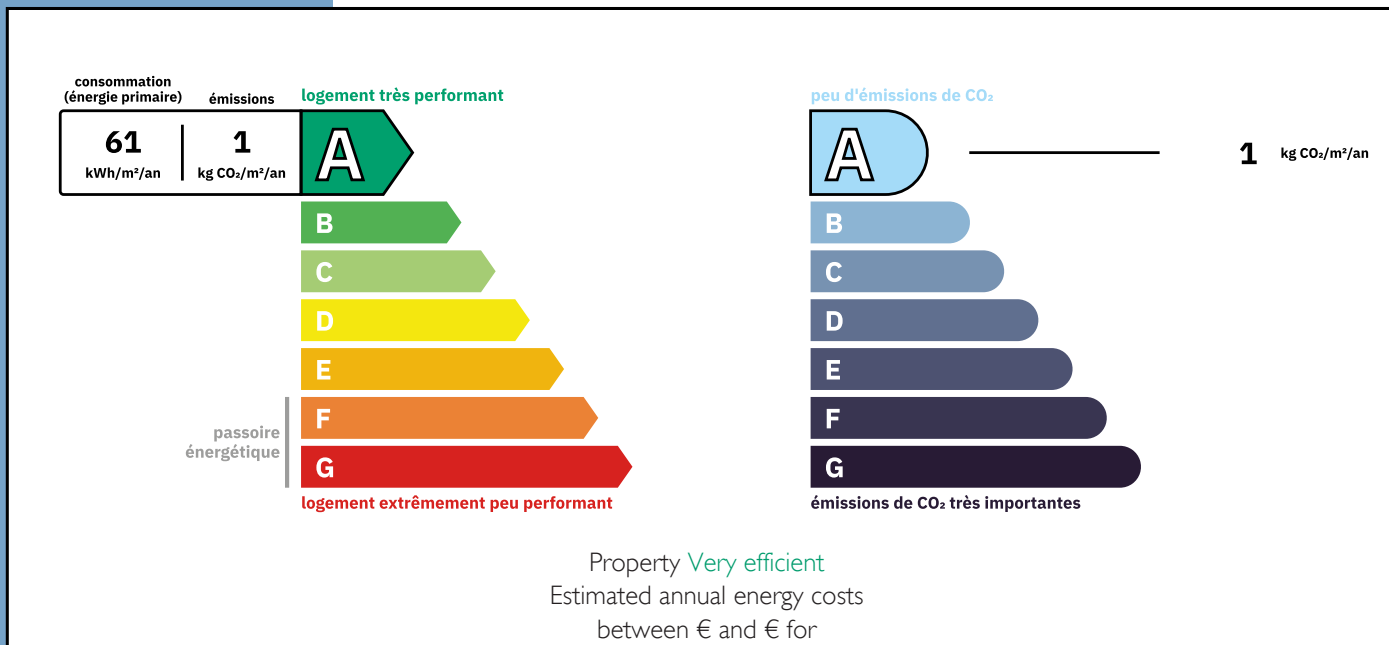


ALÈS - GARD - HOUSE WITH  
GÎTES AND SWIMMING POOL  
IN A VERY QUIET AREA AT  
THE FOOT OF THE CÉVENN...

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

Ref : A41210EEE30

## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A41210EEE30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)