



A MAGNIFICENT AND SPACIOUS TOWNHOUSE,  
FEATURING A MEDITERRANEAN-STYLE URBAN  
GARDEN AND AN INTEGRATED GARAGE.

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## PROPERTY FACT FILE

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| REFERENCE     | A44989PAP30                                                               |
| PRICE         | € 645,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 5                                                                         |
| BATHROOM      | 3                                                                         |
| ACCOMMODATION | 234 m <sup>2</sup>                                                        |
| LAND          | 529 m <sup>2</sup>                                                        |
| TOWN          | Barjac                                                                    |
| DEPARTMENT    |                                                                           |
| LOCATION      | Town property                                                             |
| TYPE          | Maison de Vacances, Bed and Breakfast, House                              |
| CONDITION     |                                                                           |
| FEATURES      | Garage, Private parking, Barns - outbuildings                             |

\*Price based on current exchange rate which is subject to change



- Authentic townhouse full of charm and character.
- Just steps away from the historic center of Barjac
- Mediterranean town garden with veranda.
- Generous living spaces, high ceilings.
- Rare integrated garage in the historic town center

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Authentic and spacious townhouse with a Mediterranean-style garden and integrated garage, located just a few steps from the historic center of Barjac. This character property combines charm, space and comfort, making it ideal as a family home, holiday retreat or guesthouse project. The house offers generous living areas with high ceilings, original

## DESCRIPTION

Authentic townhouse with Mediterranean garden and private garage, located just a few steps from the historic center of the charming town of Barjac. A rare combination of character, space and comfort in the heart of Southern France.

Behind its authentic façade lies a spacious family home filled with original details, high ceilings and elegant living spaces. Thanks to its generous layout, this character property is perfectly suited as a family residence, stylish holiday home or charming guesthouse project.

A particularly rare feature is the integrated garage of approximately 30 m² — ideal for secure parking or additional storage space, something exceptional in the historic center of Barjac.

The authentic front door opens into a spacious entrance hall leading to the living room (20 m²), kitchen (12 m²), shower room and separate toilet. The kitchen connects to the inviting dining room (16 m²), while both the dining and living rooms overlook the beautiful Mediterranean-style town garden.

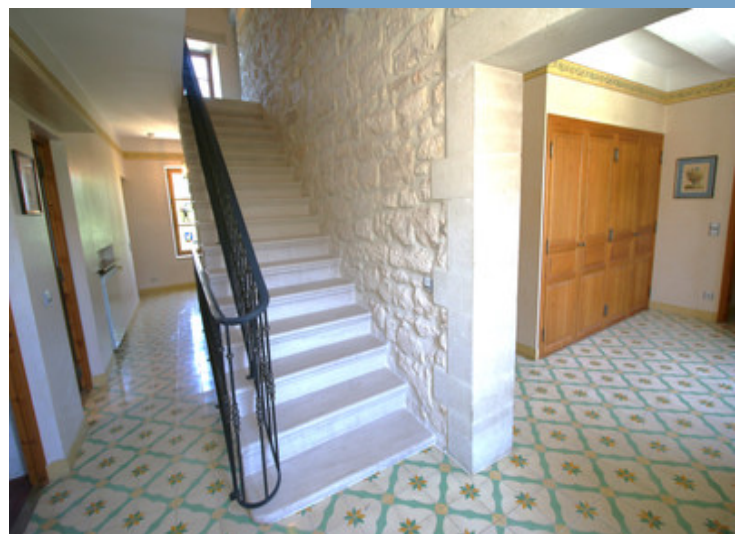
The garden offers a peaceful and private setting to fully enjoy the Southern French lifestyle. The veranda with outdoor kitchen, workshop and separate garden house are all built in authentic style, creating a warm atmosphere for long summer evenings with family and friends.

An impressive natural stone staircase leads to the first floor, featuring two spacious bedrooms (21 and 16 m²), a bathroom, a separate toilet and a second large living room (36 m²). The high ceilings of approximat...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44989PAP30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

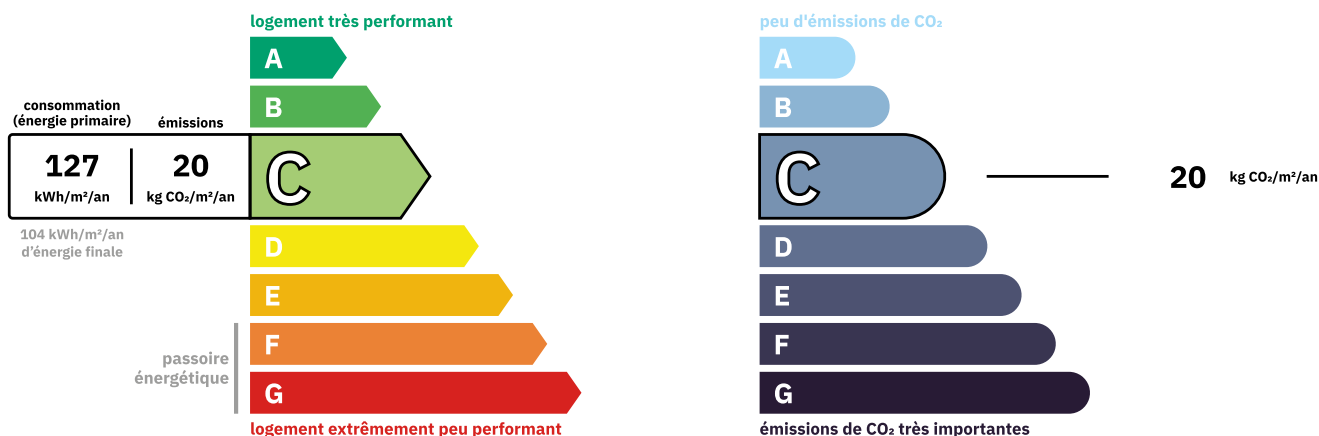
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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1820 € and 2540€ for 2021

## NOTICE

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## CONTACT

Réf : A44989PAP30  
FILE COMPLETE  
AND PHOTOS  
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