



BOISSET & GAUJAC - GARD -VILLA WITH 2
BEDROOMS, OFFICE, LIVING ROOM WITH OPEN
KITCHEN, FLAT AND LARGE GARDEN

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-VILLA WITH 2
BEDROOMS, OFFICE,
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LARG...



PROPERTY FACT FILE

REFERENCE	A36937EEE30
PRICE	€ 740,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	218 m ²
LAND	1928 m ²
TOWN	Boisset-et-Gaujac
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Detached, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	



- Very quiet area
- Independent flat
- Ecological water purification (phyto purification)
- Central vacuum cleaning system
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This recent Atypical home is located in a very quiet area. The property comprises a private part with 2 bedrooms, office and spacious bright living space. The property has a separate flat.

DESCRIPTION

This A-typical villa is located between Anduze and Alès, in the quiet village of Boisset et Gaujac. The house is partly constructed with wood from the Jura. On the ground floor there is a very bright living space (45 m²) and open kitchen. Through the living space, there is direct access to the south-facing terrace. 2 canopies provide the necessary shade on sunny days. There are 2 spacious bedrooms (14 m²) and a large bathroom with walk-in shower. Furthermore, there is a large office space of 26 m² which can also serve as a bedroom. A fixed staircase provides access to a room under the roof. This can be used as a storage room or children's room.

Furthermore, the house has another flat. Through a separate entrance you can access the living room with open kitchen, 1 bedroom and bathroom.

In the basement there is storage space, as well as a 20,000-litre reservoir to collect rainwater.

The large landscaped garden is fully fenced and access is via an electric sliding gate.

Heating by ducted air conditioning (summer/winter comfort) []

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

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A36937EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

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

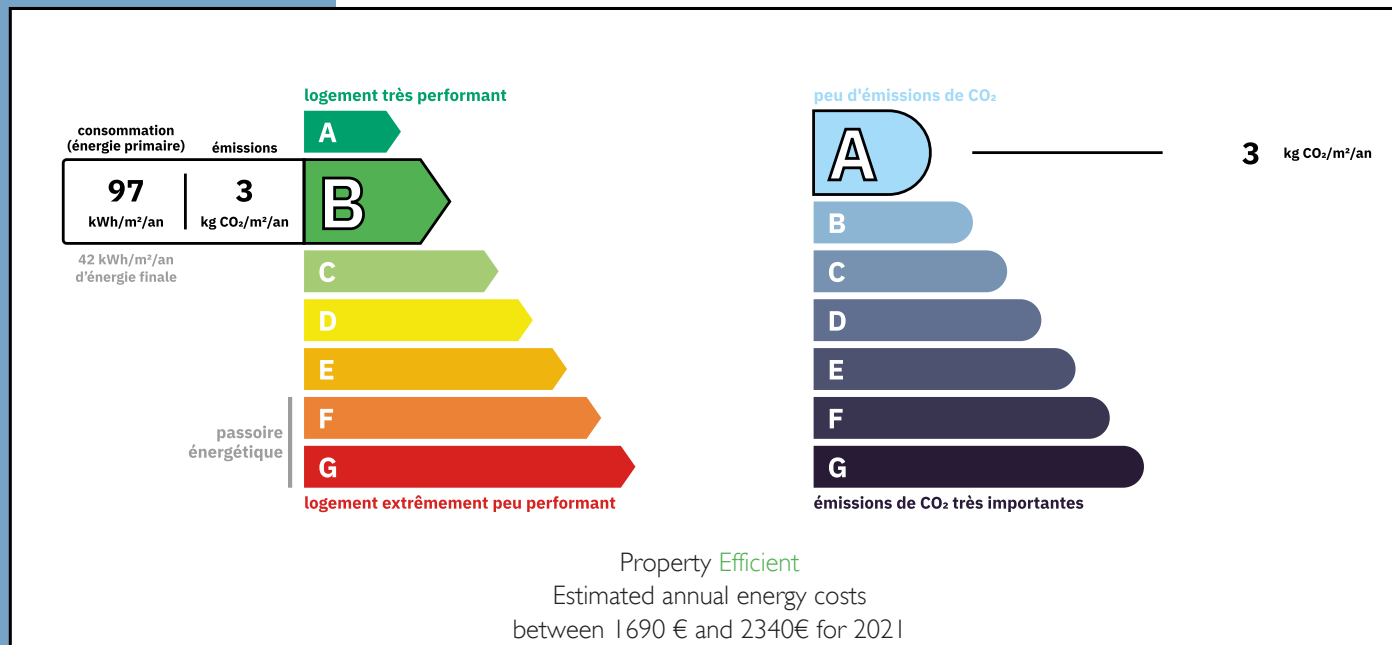
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ENERGIE-DPE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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