



SAINT-NAZAIRE-DES-GARDIES - GARD -  
SPACIOUS HOUSE WITH 6 BEDROOMS, GITE  
AND SWIMMING POOL

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SAINT-NAZAIRE-DES-GAR  
DIES - GARD - SPACIOUS  
HOUSE WITH 6  
BEDROOMS, GITE AND  
SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A40281EEE30
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	307 m <sup>2</sup>
LAND	1480 m <sup>2</sup>
TOWN	Quissac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*Price based on current exchange rate which is subject to change	



- Character property in a peaceful village
- 6 bedrooms + independent gîte
- Heated swimming pool 10 × 4 m
- Garden with well & automatic irrigation
- Between Anduze and Quissac

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Saint-Nazaire-des-Gardies is a quiet village set in a peaceful countryside environment in the Gard, ideally located between Anduze and Quissac. While the village itself offers a calm residential atmosphere, everyday amenities such as a pharmacy and supermarket are available just 6 km away.

## DESCRIPTION

This tastefully decorated property offers many possibilities. It can serve as a large family home or can be converted into a bed and breakfast/gîte. On the ground floor, you enter through a spacious entrance hall. From the entrance hall, you have access to a very spacious kitchen (31 m<sup>2</sup>). From the kitchen, there is direct access to the terrace and garden. There is also a room on the ground floor that serves as a library. You can relax in a very bright sitting and living room (37 m<sup>2</sup>). The living room or hallway also provides access to an office space. A separate entrance leads to a gîte on the ground floor. This has a kitchenette/sitting area, mezzanine bedroom and separate bathroom.

The central staircase in the entrance hall leads to the first floor. There are six bedrooms on this level. The bright master bedroom with bathroom has a surface area of 35 m<sup>2</sup>. The bathroom has a freestanding bath, large shower, toilet and matching washbasin unit. Two bedrooms (13 m<sup>2</sup>) have their own bathroom with toilet and shower. There are also two 13 m<sup>2</sup> bedrooms without en-suite bathrooms. The first floor also has a mezzanine room that currently serves as a billiard/games room. This can easily be converted into bedrooms as there is a separate bathroom.

You can truly relax or organise a pool party in the recently landscaped garden and swimming pool. A pool house with a summer kitchen is the perfect place for this. The technical room and changing room with toilet are also located in the ...

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A40281EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

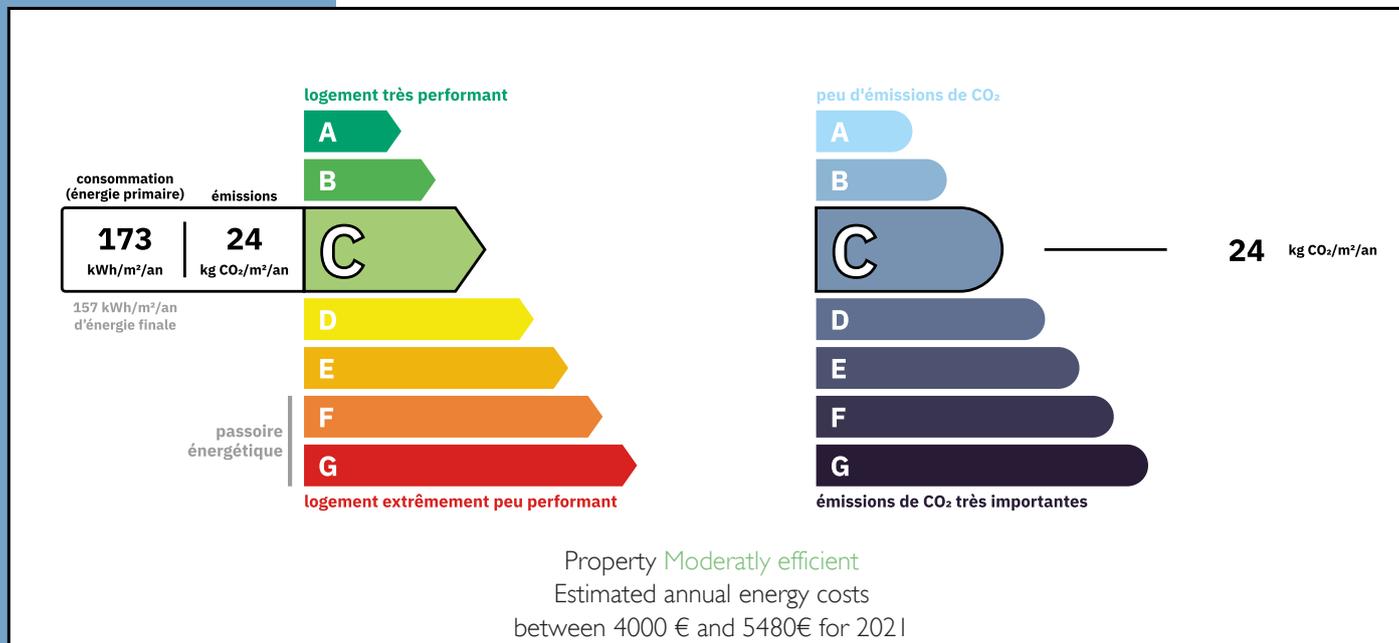


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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 :A40281EEE30  
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)