





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

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





PROPERTY FACT FILE

REFERENCE A41210EEE30

*agency fees to be paid by the seller

BEDROOM 10

BATHROOM 6

ACCOMMODATION 337 m²

LAND 2511 m²

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

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This energy-efficient property offers great business potential with 5 gites.

The peaceful surroundings make it a lovely place to relax by the large swimming pool.

DESCRIPTIF

Residence with 5 gîtes in a very quiet area.

Located on grounds of over 2500 m² with a swimming pool, various terraces and relaxation areas in the sun or in the shade of the terraces. The main building consists of a large living room with fireplace, a fitted kitchen, 2 bedrooms, a bathroom and a laundry room. On the first floor there is an office and a large bedroom under the sloping roof with the possibility of creating a bathroom.

From the living room and kitchen, large sliding windows provide access to the large terrace and swimming pool.

A second building consists of 3 gîtes of approximately 50 m 2 . Each gîte consists of 2 bedrooms, a living room-kitchen and a bathroom. Each gîte has its own terrace with awning of approximately 13 m 2 .

Attached to the main building is a fully equipped studio and a gîte of approximately 34 m² with a bedroom, a living room-kitchen, a bathroom and a private terrace.

In the garden, the area around the heated swimming pool (II \times 4.8) and the tiled terrace offer plenty of relaxation areas (in the sun or in the shade).

Each gite is air-conditioned. The main building is equipped with a heat pump, solar panels, fibre optic broadband and a well. There is ample parking at the entrance to the property.

Thanks to various energy-efficient modifications to the property, it has a very favourable energy rating. The property has an A rating and the gites have a C rating.

This beautiful property is an investment with good occupancy throughou





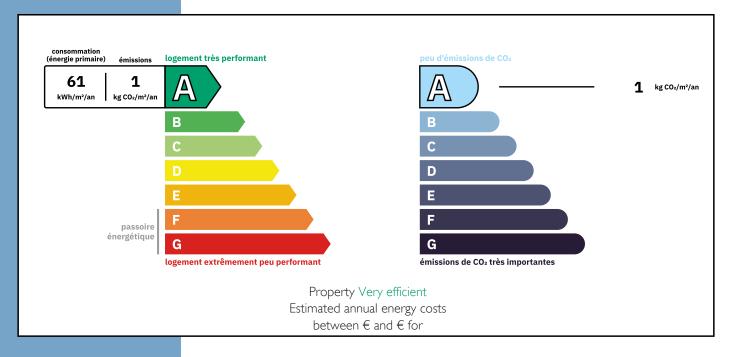


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A41210EEE30 COMPLETE FILE AND PHOTO ON REQUEST ALÈS - GARD - HOUSE WITH GÎTES AND SWIMMING POOI 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/

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ENERGIE-DPE



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CONTACT

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