



Agricultural property

LE VIGAN (30)

631 500 €*

* Agency fees to be paid by the seller



344 m²



11 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Come and discover this property, very well located in the Cévennes with a remarkable natural heritage, made up of three renovated dwellings and offering independent access.

It is located on 3.9 hectares of land, including 2.95 hectares in one piece.

The farmhouse of approximately 183m² offers a large living room with open kitchen, a mezzanine, 4 bedrooms, 3 bathrooms, toilet, a laundry room, a terrace of 63m².

A 21m² garage communicates with the house.

The property is completed in the basement by a former processing workshop, a sales room, a boiler room and cellars.

The T3 house of approximately 101m² on one level offers a pleasant living room with open kitchen opening onto a 46m² terrace, two large bedrooms, a bathroom fitted out for people with reduced mobility, toilet, laundry room. A 17m² garage completes the property.

The T3 gîte of approximately 61m² is composed on the ground floor of a living room with kitchen area opening onto a pleasant terrace, a bedroom, a bathroom with toilet. Upstairs, a bedroom with mezzanine and a bathroom.

The different plots of land made up of land, fruit trees, meadows and woods are located around or near the homes.

A 200m² tunnel greenhouse is installed for storing equipment. Presence of a shelter for horses and a stone mazet.

A relaxation area is set up with an above-ground swimming pool, wooden structure, measuring 6 by 3 meters and a games area.

Photovoltaic panels are positioned on the roof for the resale of electricity.

Heating with pellet stove, electric radiators.

Sanitation by the municipal network.

Ideal property for an agricultural, tourist or family project.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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Agent

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LE BIEN EN IMAGES





DETAILS

COMPOSITION

Number of rooms	11
Number of bedrooms	8
Number of bathrooms	1
Toilets count	5
Washrooms	5
Terrace	1

DPE/GES

DPE	245
GES	48

APPENDIX

Parking	extérieur
Parking space	5
Garage	2
Cellar	1
Videophone	Non

SERVICES

Heater	électricité
Heater	granules
Kitchen	équipée
Swimming-pool	Yes

GENERAL

Reference	816865
Property type	Agricultural property
View	Vue sur Montagne

SURFACES

Living space	344 m²
Land surface	39000 m²



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle