



House

SAINT JULIEN DU GUA (07)

324 000 €*

* Agency fees to be paid by the seller



178 m²



9 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Large House with Potential for Two Housing Units - Saint Julien du Gua
This spacious house offers a living area of 178 m², as well as an equivalent basement. The house has two separate accesses, each leading to an opposite terrace, offering the possibility of creating two independent accommodations. At the heart of this house is a generous living room of approximately 59m², including a quality equipped kitchen, a dining area and a living room. Currently furnished with 4 bedrooms, this house can be adapted to your needs. Located on a plot of more than 3,700 m², with a natural spring, the property is also connected to the city's drinking water network. The ground floor includes a garage, a workshop and a cellar, offering numerous possibilities for creation, DIY, storage or even shelter of vehicles such as cars, motorhomes, vans or caravans. The vast green space adjoining the house will allow you to cultivate a garden thanks to the presence of the source. The village of Saint Julien du Gua has an elementary school, a postal agency, a bar and a restaurant, guaranteeing a practical living environment. This property benefits from an excellent location, just 10 kilometers from Saint Pierreville, 18 kilometers from Saint Sauveur de Montagut, 22 kilometers from Privas and 29 kilometers from Aubenas, among other destinations. The Auzène, a magnificent river, has its source there, it flows for 22km, beautiful, fresh and wild, it crosses the valley of the same name up to Moulinon where it flows into the Eyrieux. Ideal for fishing, swimming and bucolic moments to recharge your batteries. The freshness, beauty of its environment and small swimming spots will delight you and you can practice trout fishing there. Numerous mills dot this valley recalling its past where silkworms were raised there. Contact me via phone, text, whatApps, email for more information and to organize a visit, I will be delighted to introduce it to you. Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 833059

Property type House

SURFACES

Living space 178 m²

Living room surface 59 m²

Land surface 3700 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 4

Toilets count 1

Washrooms 1

DPE/GES

DPE 342

GES 11

APPENDIX

Parking garage

Garage 2

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée



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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