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## South Ardèche / North Gard family house / 3 gites, swimming

Saint-Paul-le-Jeune , Ardèche , Auvergne-Rhône-Alpes



# €540,000

inc. of agency fees

9 Beds   2 Baths   257 sqm   0.52 ha

Between Ardèche and Gard, under the southern sun, and on the edge of the forest, this beautiful set of three stone houses with half a hectare of land, partially buildable. Your ideal home to combine...

### At a Glance

<b>Reference</b>	MFH-MHF00445	<b>Near to</b>	Saint-Paul-le-Jeune	<b>Price</b>	€540,000
<b>Bed</b>	9	<b>Bath</b>	2	<b>Hab.Space</b>	257 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Between Ardèche and Gard, under the southern sun, and on the edge of the forest, this beautiful set of three stone houses with half a hectare of land, partially buildable. Your ideal home to combine accommodation and seasonal rentals, or simply the perfect place to welcome your friends and families. House 1: 81.85m<sup>2</sup>, on the first and second floor (over cellars), living room with open kitchen, 3 bedrooms, 1 shower room, 1 bathroom,

2 toilets and a veranda of 14.77m<sup>2</sup> (DPE 250/50 - E) House 2: 74.20m<sup>2</sup>, living room, open kitchen, 3 bedrooms including an attic bedroom, bathroom, WC, terrace (DPE 213/6 - D/B) - rent 1000 euro per week in high season for 6 people House 3: 101.87m<sup>2</sup>, living room, kitchen, 1 bedroom on the ground floor, shower room, toilet, 2 attic bedrooms upstairs, bathroom, toilet, terrace (DPE 325/9 E/B) - rent 1500 euro per week in high season for 9 people. On the land a swimming pool of 11.5 x 5m, two small garages and in and around the cellar building, a summer kitchen and a workshop. The village is located a few minutes from the property, with shops, a school, the market and activities in all seasons. A great project for those who want a change of life in a tourist region, with potential and possibility of development.

## Summary

Property type:	House
Bedrooms:	9
Bathrooms	2
Price	€540,000

## Key Information

Year Built:	1900
Internal Area:	257 sqm
Land Area:	0.52 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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