



RENESTANCE
FRENCH RETIREMENT DREAM

Address: 18 Av. des Flamant Roses, 34970 Lattes

Contact: +33 (0)4 11 93 25 99

Website: <https://www.renestance.com/contact/>

Unique and rare opportunity to restore a large village house with spectacular views and garden

Vézénobres

€ 340,000



DESCRIPTION

A very important opportunity to acquire and renovate a large detached stone house. In the best position in this historic, lively and beautiful village. All amenities (cafés, restaurants, supermarket, pharmacy) are close by. It is situated between Alès (10 km), Uzès with its famous Saturday market (27 km) and Roman city Nîmes (37 km) with connections to airports and TGV, also in Avignon (65 km) and Montpellier (68 km).

There are no more un-renovated. houses like this in this very popular hilltop village. It is large, and with a sound structure and roof it is an ideal project. Until recently, it was lived in and the main rooms are usable but need refurbishing. The outside walls need to be pointed or rendered. A lot of the interior spaces are in need of complete renovation and it needs to be rewired and a new heating system provided.

This 300m² house has huge potential and is in an enviable position in the village. There are four levels. As it is set on a hillside the basement and ground floor both have level outside access. There is the potential to create a house with 3 reception rooms and 6 bedrooms without any major structural changes.

The ground floor entry is via a small hall into a large living room (23m²) with an open fireplace and doors to the spectacular roofed balcony overlooking the famous views. Open to this is the dining room (24m²) and then the kitchen (14m²). Also with access onto the balcony is a third living room or bedroom of 20m².

Stairs rise from the living room to a large landing off which are two bedrooms (18m², 21m²) and a bathroom. An unrestored space of 33m² at this level can be converted to provide further bedrooms and a bathroom.

On the second floor, accessed by stairs, there are two spaces of 29m² and 23m² with sloping ceilings that can provide further rooms.

The basement level has a 2 car garage of 26m² and a range of vaulted spaces including old stables. This identifies this house as the historic riding center for the village chateau..The floor space at this level is around 90m²

While the enormous balcony looking to the south over the view for which the village is famous, is a very important outside space, there is a walled garden of around 100m² to

the side of the house with access from the basement level. This would easily take a swimming pool and is an extremely rare and important asset in this village.

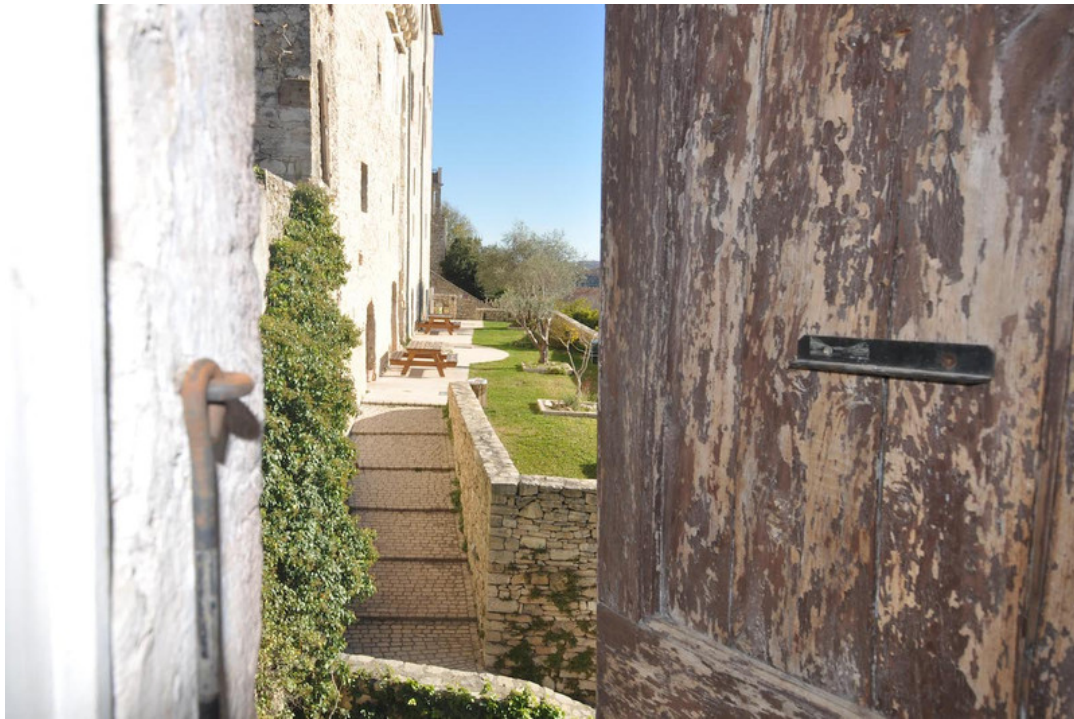
There is also a ruined building of about 30m² at the higher, ground floor level which could be rebuilt or used as further outside space.

DETAILS

Surface	300 M ² *	Plot Size	354 M ²
Bathroom	2	Bedrooms	4
Location	<ul style="list-style-type: none">• 0-2KM to amenities• 50km or less to airport• Village property	Type	<ul style="list-style-type: none">• House• Holiday Home• Family Home• Gite• Bed and Breakfast
Features	<ul style="list-style-type: none">• Mains Drains• Garage• Barns / outbuildings• Woodburner(s)• Character property• Detached• High speed internet• Business potential	Condition	<ul style="list-style-type: none">• To be renovated

PICTURES











Feel free to contact us for more details!