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Charming family home in beautiful village

Entertainer's house, outdoor dining

Salt water swimming pool

Flexible accommodation with possible gîte

Established garden with irrigation system

DPE = 135 [C] GES = 4 [A]



Brignon, Gard
Ref 10425

€400,000

A beautifully restored, 400 year old stone villa, with spacious reception areas, 5 bedrooms, modern kitchen and bathrooms and useful utility areas. Outside there is a big shady balcony with glorious views and several terraces. The property is perfect for entertaining and has a swimming pool plus a lovely garden. It is in the quaint and tranquil little village of Brignon in the south of France.

The house is over 400 years old and exudes charm and history. It is set high up on a hill in a stunning medieval village which is typical of the Languedoc region. The house is set over 3 terraces and has the feel of a small, traditional "mas" in that it rambles over 3 floors and has stone walls plus lots of character features. An adaptable property, it can be used as a family home or a holiday home with self contained accommodation on the lower ground floor.

The house is furnished charmingly throughout and all the contents are negotiable as part of the sale. The property has been regularly maintained over 30 years to be a beautiful family home. Priced to sell due to a change in family circumstances.

SEPARATE STUDIO 7m x 3.5m

Storage area
Bedroom 5
Shower and WC 1

GROUND FLOOR 13m x 10m

Kitchen 16' 5" x 13' 1" (5m x 4m)
Living room 19' 8" x 13' 1" (6m x 4m)
Bedroom 3 16' 5" x 13' 1" (5m x 4m)
Bedroom 4 16' 5" x 13' 1" (5m x 4m)
Bathroom /WC 3

FIRST FLOOR 13m x 10m

Kitchen 16' 5" x 13' 1" (5m x 4m)
Living room 19' 8" x 13' 1" (6m x 4m)
Bedroom 2 16' 5" x 13' 1" (5m x 4m)
TV room 16' 5" x 9' 10" (5m x 3m)
Bathroom
WC1
WC2
Entertainers' balcony 16' 5" x 13' 1" (5m x 4m)

MEZZANINE

Master bedroom 19' 8" x 13' 1" (6m x 4m)
Has its own private terrace with fantastic views over the valley. Air conditioning

ABOUT THE AREA

The house is a stunning part of the south of France, home to some of the most beautiful vineyards in the country and set amongst fields of poppies and sunflowers. Brignon itself is a historic village dating back to Roman times. Adjacent to village are tennis courts and the beautiful river Gardon, for which the region is named (Gard). The valley is filled with vineyards and market gardens and ideal for cycling. To the north, the historic market town of Uzès is 20 minutes away, and just beyond that the world famous Roman aqueduct :Pont du Gard and canoeing down the river and ravine is a fantastic experience suitable for young and old. To the west lies delightful Vezenobres (15 minutes), and the mountains of the Cevennes are 15 minutes further. Nîmes is 20 minutes to the east, with its beautiful old town, including the Arenes - a coliseum (again from the Romans but in better shape than the one in Rome !). The world heritage Camargue (delta of the Rhone) lies just the other side of Nîmes.

Brignon is served by a train station, with direct trains to Nîmes, Montpellier & Ales and a bus service to Uzès, Nîmes and Ales. The nearest TGV and airport are in Nîmes with direct flights to London Luton. Montpellier is 50 minutes away with regular flights to Gatwick and occasionally Heathrow.

OUTBUILDINGS

Tool shed 9' 10" x 6' 7" (3m x 2m)
Pool hut 8' 2" x 6' 7" (2.5m x 2m)
Pool pump house 6' 7" x 4' 11" (2m x 1.5m)

GARDENS AND GROUNDS

The gardens ramble over 3 terraces with a shady covered area under an extensive balcony for dining. The second terrace has a large swimming pool and a rose garden leads to the lower terrace, yet to be developed (currently just trees). The flower beds have been established and maintained for 30 years and include lovely mature vines, palm trees, flowering shrubs and 60-foot-high pine trees. There is an automatic watering system.

There are 2 out-buildings for storage and a pool hut containing the pool pump & filtration system. There is an automatic salt chlorination system installed. The terraces exude charm & history typical of the region.

ADDITIONAL INFORMATION

Electric heating
Mains drainage
Habitable area = approx. 220m²

Plus a 20m² enclosed balcony

Total land area = 700m²

Closest shops and services

30 minute walk to shops in neighbouring Moussac,; 5 minutes in a car. Big supermarkets are in La Calmette, 10 minutes away by car.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.