

# AGENCE DE LA GRANDE MOTTE



**Cabinet Noblot**  
www.agence-grandemotte.com

04 67 56 52 47

420 000 €

## Buying property

9 rooms

Surface : 220 m²

Surface of the living : 41 m²

Surface of the land : 1346 m²

Year of construction : 2014

Exposition : Sud

View : Campagne

Hot water : Gaz

Inner condition : excellent

External condition : renovated

Couverture : tiles

## Amenities :

electric shutters, fireplace, double glazing

6 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

3 garages

5 parkings

1 cellar

## Legal information

420 000 € fees included

4,61% VAT of fees paid by the buyer  
(401 500 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Property 6745 Bessèges

Are you sensitive to beautiful stone buildings? This main house and this cottage are located in a quiet and green place, close to the river Cèze which is below. The owner carried out 4 years of work until 2014 to achieve a high level of services with noble materials and beautiful qualities. A set of details of comfort, practicality and good taste allow this property to stand out from others. \* To live there all year round or for several months, the first part of 118 m² includes in particular in the basement 2 garages and 1 cellar, a large living room of 40 m² (or games room) 2 bedrooms, a bathroom, a toilet, a covered terrace. \* currently rented for around 3 months, the 94 m² gîte includes a 27 m² living room, 4 bedrooms, 2 toilets,

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1570 and 2180 € (reference year 2021)  
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Code NAF 6831Z - SIRET 784 156 887 000 19 - Garantie financière : QBE Insurance - 110 Esplanade du Général de Gaulle - 92931 LA DEFENSE

CEDEX - Document non contractuel