

171 000 €

Contact agency

Agence Pierres du Gard

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For sale house

4 rooms

Surface : 96 m²

Surface of the living : 33 m²

Surface of the land : 725 m²

Year of construction : 1950

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

Avec vue, stone house, bungalow , double glazing, veranda, Bedroom on ground floor

2 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

04/04/2025 - Prix T.T.C



House 234-25 Le Martinet

Discover this charming single-story detached house ideally located in the St Florent sur Auzonnet district, in Martinet 30960. Enjoy a 96m² living space bathed in light, thanks to its east-west exposure. Its large 33m² living room offers breathtaking views of the surrounding countryside. Featuring a separate, equipped kitchen, you can also enjoy the warmth provided by the heat pump. Its interior requires some updating to give it your personal touch. Built in 1950, it is in good condition and boasts a sublime exterior of 725m². The house includes 2 bedrooms, 1 shower room, 1 toilet, 1 terrace, a garage, and parking spaces. Equipped with mains drainage, this character house with multiple features such as a veranda, double glazing and bedrooms on the ground floor, is nothing less than a rare gem on the market. Located in the Gard department, the village of Le Martinet is attractive due to its environment, which is ideal for purchasing a primary or secondary residence. The real estate market is stable and attractive with a diverse range of stone properties and new modern constructions. The average price per square meter is significantly more affordable than in the surrounding large urban areas. In addition, the area benefits from a remarkable natural setting in the Massif Central, offering residents an exceptional quality of life. Existing infrastructure, such as schools and shops, is also available. The proximity of Nîmes and Alès, and the dynamism of local life, constitute undeniable assets for

