

340 000 €

Contact agency

L'agence de Saint Rémy

43, bd Victor Hugo

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For sale house

15 rooms

Surface : 535 m²

Year of construction : 1700

Hot water : Chaudière

External condition : GOOD

Couverture : tiling

Features :

fireplace, Menuiserie bois simple vitrage,
City water, CALM, Volet bois, Gouttière

3 bedroom

1 bathroom

1 shower

2 garage

2 cellars

Document non contractuel



House 538 S Beaucaire

Discover this magnificent mansion located in the heart of Beaucaire, offering a space of 525 m² with multiple possibilities . This exceptional property can be transformed into a residence of character, equipped with an interior courtyard, two sunny terraces, two garages and cellars, in the authentic charm of 18th century residences. Alternatively, it offers the possibility of creating up to five distinct lots, thus offering a remarkable investment opportunity, potentially eligible for the Malraux scheme or the land deficit. As you pass through the majestic front door, you will discover a picturesque interior courtyard, providing access to the vaulted rooms on the ground floor, garages and hidden cellars. The architecture of the building reveals a heritage steeped in history, with its old preserved elements: period fireplaces, stone floors and walls, exposed beams and French ceilings, adding a touch of authenticity and character to each space. Currently, the house has two separate apartments, including one of 128 m² on the first floor, with a terrace, and another of 60 m² on the second floor. Many other rooms remain to be exploited, offering development potential to create new apartments or expand the main residence, according to the needs and desires of its future owners. Beaucaire city combining history & culture. Take advantage of a remarkable architectural heritage, accessibility thanks to its proximity to the main transport

infrastructures: TGV Nîmes, 20 minutes, proximity to the A9 and A54 motorways, (Grau-du-Roi and Saintes-Maries-de-la-Mer), nestled at the confluence of the



responsibility of the buyer included