

**480 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

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**For sale house**

**5 rooms**

**Surface : 199 m²**

**Surface of the land : 2896 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, double glazing, fireplace, No opposite

4 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

3 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

15/06/2025 - Prix T.T.C



### House 854 Sumène

Stunning Property with Breathtaking Views! Perched above the village of Sumène, surrounded by nature yet just minutes from all amenities, this beautifully renovated villa offers 198 m² of living space (main house + annex) and exceptional charm. Set on a landscaped plot of approximately 3000 m², it features a natural swimming pool, a large sunny terrace, and even a small spring that flows year-round, also feeding the pool. The property is completely private, with no overlooking neighbors, and offers breathtaking views of the surrounding countryside. On the garden level, you'll find a spacious, light-filled living room and a modern kitchen with a large pantry — perfect for everyday living and entertaining. Upstairs, two large bedrooms and a stylish bathroom form the sleeping area. Attached to the main house is a lovely studio-gîte with its own private terrace. It can be accessed independently, making it ideal for hosting guests, family, or generating seasonal rental income. In total, the house includes five bedrooms and accommodates up to nine people. Additional features include a large carport, parking for several vehicles, and an electric car charging station in the garage. The house is equipped with a modern heat pump system and solar panels, which generate annual income through an EDF resale contract. This rare and special property is perfect for nature lovers, artists, or anyone seeking peace and beauty in an exceptional setting. Sumène is a charming and authentic Cévennes village, known for its picturesque streets, lively

