

French Properties Direct

Buy or sell a French property. No estate agency fees to pay...



Spacious rooms with stunning views

Located in picturesque village

Fully furnished and equipped

Swimming, canoeing, fishing in river Vis

Pretty secluded garden and barbecue



**Nr Ganges, Hérault
Ref 10057**

€175,000

This historic three bedroom house is a spacious, detached, three storey "maison de village" situated in the pretty little village of Madières, which is 12 miles from the market town of Ganges. The earliest building on the site was the original village church, founded in the 12th Century, and extended twice in the 16th and 18th Centuries. The original church and bell tower now house a barbecue area in the garden and the walls of the church form the walls of the garden itself.

A presbytery was attached to the side of the church in the 17th century. This now constitutes the oldest part of the property, with massive beams and thick stone walls. It houses the sitting room (top floor) and guest suite (sitting room with terrace, bedroom, en-suite bathroom and wc). The Church was deconsecrated in 1830, and an auberge with stables was built onto the front in 1834. The old auberge and stables then became the "newest" part of the house - and this was how it remained until the current owners discovered it twenty-five years ago. They had it re-roofed, rewired and re-plumbed, among other things, to bring it up to the 21st century!

GROUND FLOOR 93m²

Virtually the whole of the ground floor is taken up by the Cave (93m²), the former stabling and wine store. It has 3m high doors. At one side of the Cave is a well equipped workshop (6m²) partitioned off by wooden stable walls. At the end is a 64-bin stone wine rack.

There are two small store-rooms, accessed from outside, at the left-hand end of the front of the house (6m²)

FIRST FLOOR

Landing 6m²
Electric radiator

Bedroom 1 and en suite bathroom 25.6m² + 10m²

Utility room 7.7m²
With electric radiator

Bedroom 2 20.8m²
Electric Radiator

Shower room/ WC 9.1m²
Electric Towel-rail radiator

Guest suite
Bedroom 3 (12.4m²) with Electric Radiator. En-suite bathroom/wc. Electric Towel-rail, Radiator. Sitting Room (8.8m²) with Electric radiator, fireplace, and French window to outside terrace

SECOND FLOOR

Landing 4m²

Library 15.9m²
Including balustraded mezzanine office with two Electric Radiators and Godin stove. Wi-fi, satellite TV, telephone

Kitchen 7m²

Dining room 18.7m²
With electric radiator

Sitting room 37.6m²
With four electric radiators and insert log-burning fire

ATTIC
Boarded and with a pull down ladder for access

OUTBUILDINGS
The two small store rooms, referred to above, are integral to the ground floor of the house and accessed by separate doors at the front of the house.

At one end of the garden there is a vaulted storeroom of approximately 12m²; at the other end stairs lead up to a balcony room of 25.6m²

GARDEN 80m² approx
The courtyard garden is walled and was once a 12th century church. The remains of the church walls and the bell tower have become the garden walls and a barbecue area. The courtyard garden contains a pond with wall mounted water feature, pergola and a doorway to a path through a raised rear garden of approximately 20m². At one end of the courtyard garden are steps up to the balcony room.

ABOUT THE AREA

Madières sits in the 'Gorges de la Vis' a valley nestling in the foothills of the Cevennes. The River Vis, which runs through the village, has a number of small beaches, one with a huge pool ideal for swimming. There are a number of larger beaches alongside the river in the direction of Ganges with restaurants and bars. The village has its own Cafe/Restaurant with an outside garden. The food is simple but very good. They also supply bread. Madières is on the edge of the Cevennes national park, a dramatic landscape of gorges cutting through a terrain of limestone. The Templar village of La Couverterade and the small town of Pezenas are particularly famous, and Nimes and Montpellier are interesting old cities with attractive pedestrian centres



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.