



BEAUTIFULLY RESTORED STONE MAISON DE
MAÎTRE WITH LAND AND SWIMMING POOL,
CLOSE TO ANDUZE

BEAUTIFULLY RESTORED
STONE MAISON DE
MAÎTRE WITH LAND AND
SWIMMING POOL, CLOSE
TO ANDUZE

DESCRIPTION

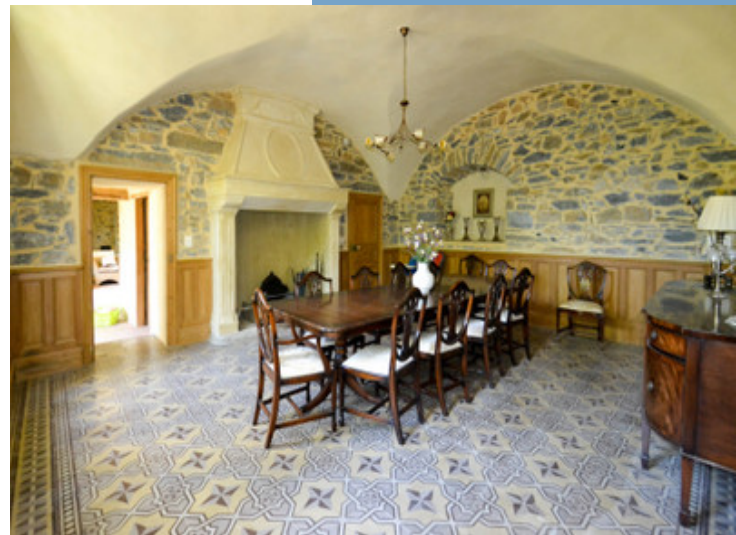
This beautiful 17th century stone house on three floors has been beautifully restored in elegant Provençal style with exposed stone walls, vaulted ceilings, and stone fireplaces. Every one of the 4 big bedrooms has its own full bathroom. There is a modern open kitchen and 3 large reception rooms. Set in a hectare of completely private grounds with spring fed fountains and a 60m2 swimming pool, this is a really luxurious house. The 2nd floor of 200m2 remains to be developed. The centre of lively and popular Anduze with shops and restaurants and weekly market is a 15-minute walk away. You are in the foothills of the Cévennes, with masses of leisure and tourism facilities, yet just 24 miles from chic Uzès, 26 miles from Roman Nîmes, with the TGV and autoroute access and a little further to the airport at Montpellier. In addition you have the town of Alès, 8 miles away, with supermarkets, schools, hospital etc. A perfect family home or



PROPERTY FACT FILE	
REFERENCE	A10944
PRICE	€ 860,000 £ 753,016* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	350 m ²
LAND	9140 m ²
TOWN	Anduze
DEPARTMENT	Gard
LOCATION	0-2KM to amenities
TYPE	
CONDITION	
FEATURES	Mains Drains, Private parking, Well
<small>*Price based on current exchange rate which is subject to change</small>	

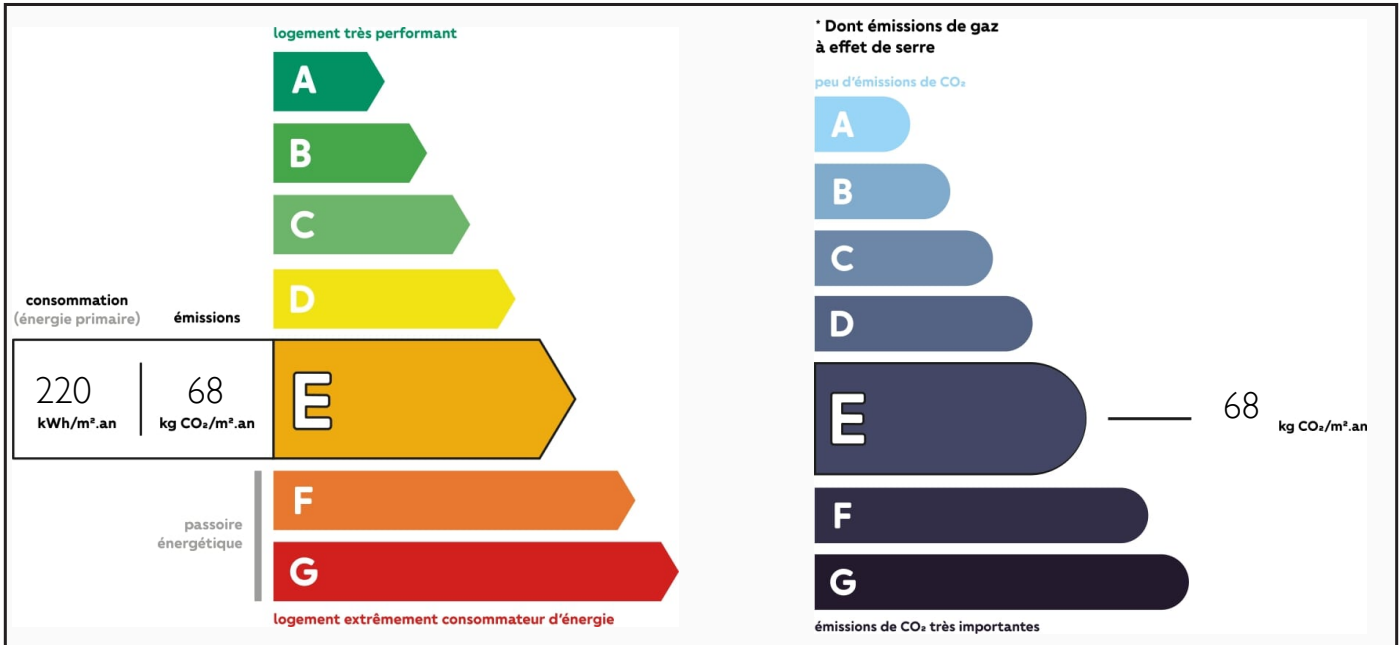


This lovely stone house built in the 17/18th century on 14th century was once the main manor house and farm for this district. It is a truly luxurious residence that can also be successfully let as a high-end vacation rental. It is set off from a country lane. You enter the park through imposing wrought iron gates and a long gravel drive. The house faces south, and you look out onto the swimming pool and gardens from all the main rooms, and several of the bedrooms. Walking in through the main door on the south façade, you are in the lovely light and modern open kitchen, fully equipped. This is part of the huge, yet cosy, sitting room, with a wood-burning stove, stone walls and vaulted and beamed ceilings. The impressive stone staircase is central in the house and faces the grand baronial entrance. On the other side of the staircase is a cloakroom, a huge, formal wood panelled dining room with open stone fireplace, and then a large billiard room, with full size table. All the floors are original, and have been sympathetically restored. There is wood panelling and lovely vaulted and beamed ceilings. There are also stairs down to a wine cellar. On the first floor there are four large bedrooms, all with bathrooms attached, the largest of which is 60m², all with glorious views over the gardens to the hills beyond. On the second floor, which is currently closed off, there is approx. 120m² of living space, currently unrestored which could be additionally renovated, to provide another 4-6 bedrooms. Outside, the huge pool is surrounded by timber decking and is safely enclosed. The grounds are mostly lawns and mature trees, and border open farmland. The original approach drive along an avenue of ancient plane trees leads to the central front door. There are several ancient fountains which are fed by a spring, (currently shut off) also providing unlimited irrigation water. The house is surrounded by farmland and is not overlooked. Main room sizes Living room /kitchen, 75m² Dining Room 32m² Snooker room, 31m² Bedroom 4, 14.3m², + Bathroom 5m² Bedroom 3, 15.4m², + Bathroom 5m² Bedroom 2, 22.4 m², + Bathroom 9m² Bedroom 1 57.2 m², + Bathroom, 14.8m² Total main rooms ground and first floors, 281 m². Total volume ground and first floor Including hallways, W/C, laundry, cellar etc. about 350m² Second and third floors, main rooms total about 120m².- 200m² total volume The house benefits from mains drains and water, and has oiled fired heating ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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