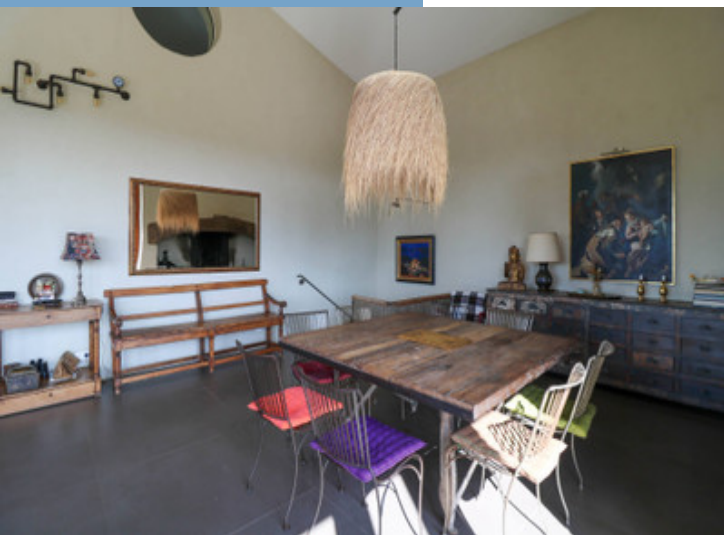




PROVENCAL 'MAS' - SPACIOUS, BRIGHT AND FULLY RENOVATED. SET IN 1 HA OF CALM GROUNDS WITH POOL, NEAR ALES.

PROVENÇAL 'MAS' -  
SPACIOUS, BRIGHT AND  
FULLY RENOVATED. SET IN  
1 HA OF CALM GROUNDS  
WITH POOL, NEAR ...



PROPERTY FACT FILE	
REFERENCE	A17875
PRICE	€ 835,000 £ 695,330* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	230 m <sup>2</sup>
LAND	8800 m <sup>2</sup>
TOWN	Rousson
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	





- Beautiful renovation
- Magnificent views
- Heat pump heating
- large pool
- 1 Hectare of grounds with more available

PROVENÇAL 'MAS' -  
SPACIOUS, BRIGHT AND  
FULLY RENOVATED. SET  
IN 1 HA OF CALM  
GROUNDS WITH POOL,  
NEAR ...

Ref : A17875

This is a rare opportunity, a beautiful restoration of an 18th century Mas with roots far older. Care has been taken with design and quality, ensuring this is a comfortable, bright and spacious 4/5 bedroom home. Set with unsurpassed views of the lovely Cevennes and the spectacular Mt Bouquet, it is within 2km from lovely village with all

## DESCRIPTIF

With high quality renovation throughout, this house is on three levels offering:

On the ground floor:

- entrance,
- cellar (22 m<sup>2</sup>)
- workshop (25 m<sup>2</sup>)
- bathroom
- playing room with billiard table, could be added with a summer kitchen (45 m<sup>2</sup>).

This space which is in excess of 100 m<sup>2</sup> is ideal, with minor modification, to provide independent 2-bedroom accommodation or a gîte.

Accessed via internal or external stairs, the first floor provides the main living accommodation. Here are found:

- a spectacular 50 m<sup>2</sup> living room with an open fireplace with ancient stone lintel and wide glazed walls with handcrafted timber structures, giving magnificent views to two aspects. High ceilings and large format tiles give a feeling of grand volume.
- open to this space is a fully equipped modern kitchen (18 m<sup>2</sup>)
- laundry room
- at the other end of the house is a second living / TV room (28 m<sup>2</sup>) with lovely tall arched windows.
- 3 bedrooms (27, 18, 10 m<sup>2</sup>)
- an office (8 m<sup>2</sup>)
- and 2 bathrooms.

On the 2nd floor is a guest suite with a bedroom (15 m<sup>2</sup>) and bathroom.

Attic for storage.

Outside are fenced grounds (still constructible) of 8458 m<sup>2</sup> with a tiled swimming pool 8x5m and carport, all with long and extensive views.

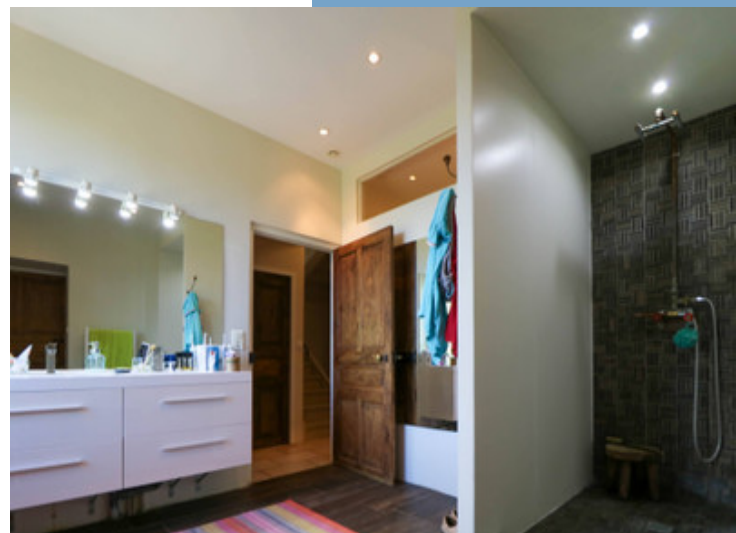
There are 2 wells serving the property.

It is not at all overlooked and at the end of a cul-de-sac, so is very quiet and secure.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17875>

COMPLETE FILE AND PHOTO ON REQUEST

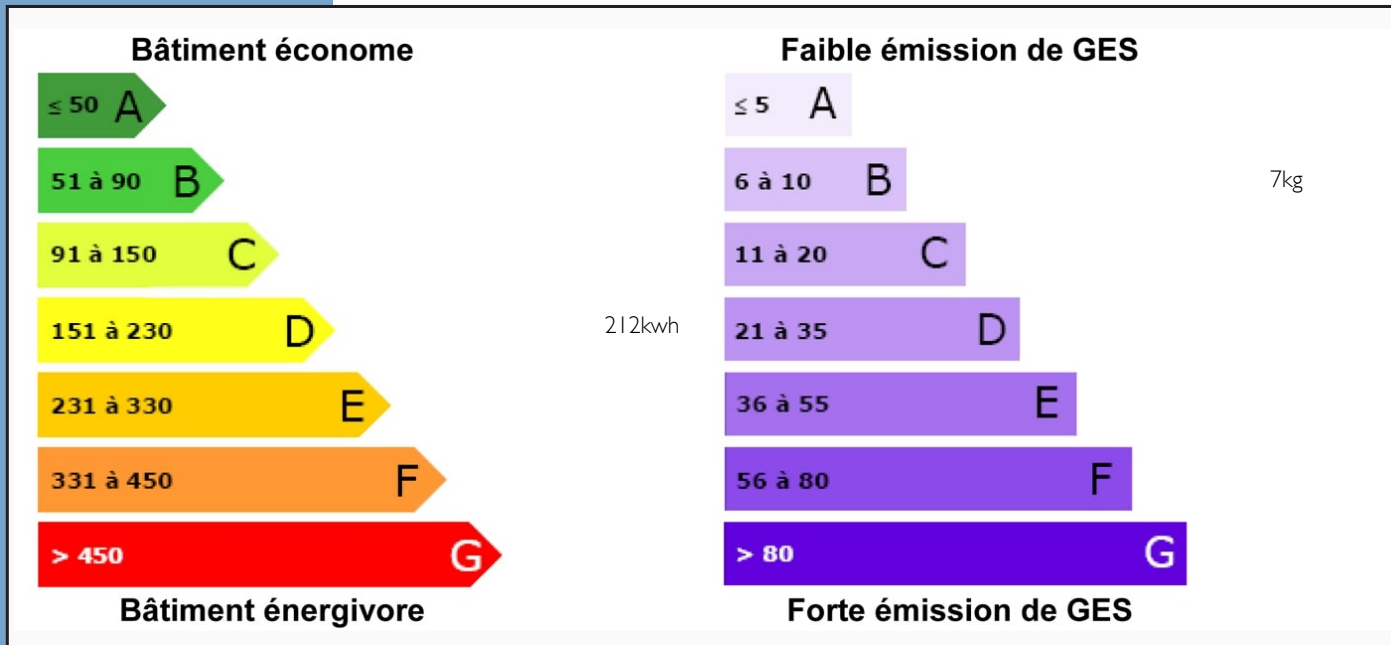


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

## CONTACT

Réf : A17875  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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