



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

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PROPERTY FACT FILE	
REFERENCE	A17875
PRICE	€ 835,000 £ 702,402* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	5
ACCOMMODATION	304 m ²
LAND	8800 m ²
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

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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 Mont Bouquet, it is within 15 minutes of the

DESCRIPTIF

With high quality renovation throughout, this house is on three floors.:

On the ground floor are: storerooms, workshops, bathroom and summer kitchen. This space which is in excess of 100m² 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 50M² living room with an open fireplace with ancient stone lintel and wide, glazed walls with hand crafted 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 (18m²). At the other end of the house is a second living room (28m²) with lovely tall arched windows. There are three bedrooms (27, 19, 10, m²), an office (8m²) and two bathrooms.

On the second floor is a guest suite with a bedroom (15m²) and bathroom.

Outside are fenced grounds of 8458m². with a tiled pool and carport, all with long and extensive views. There are three 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.

Mains water and Electricity, Heating is by heat pump and underfloor heating, Drains are currently individual, but mains drains are in the lane and can be easily connected.

An adjacent plot of land of around 14000m² with s

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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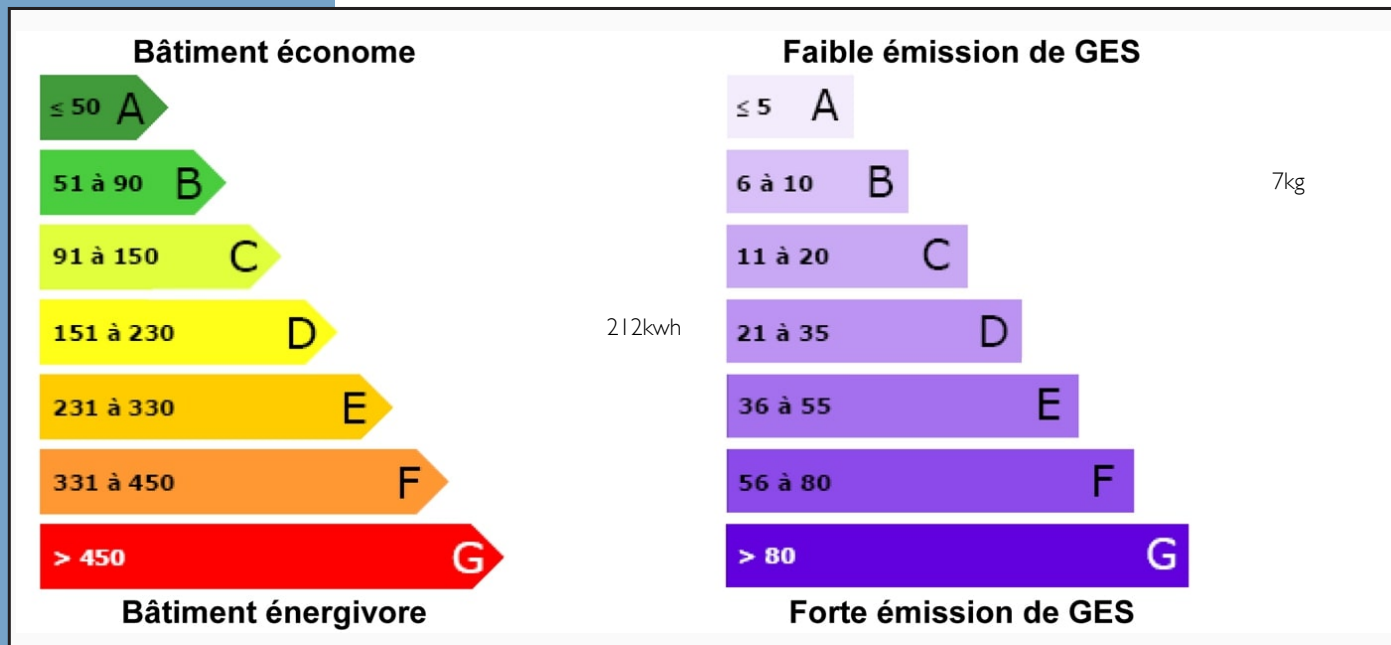
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ENERGIE-DPE

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



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CONTACT

Réf : A17875
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AND PHOTOS
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