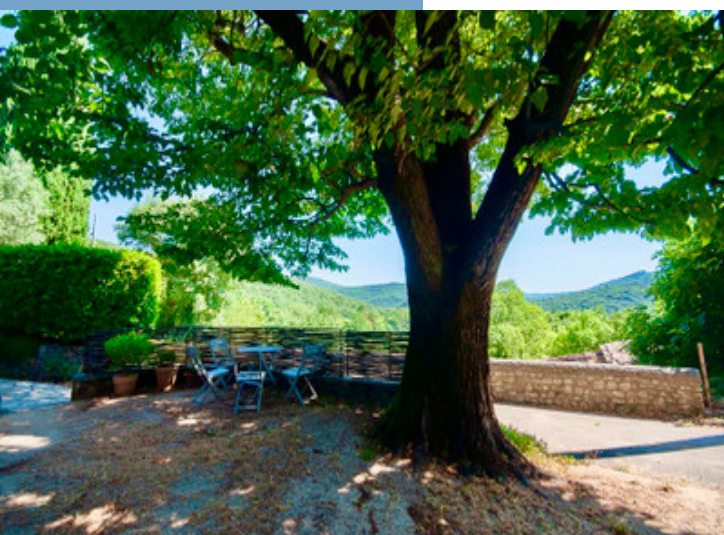
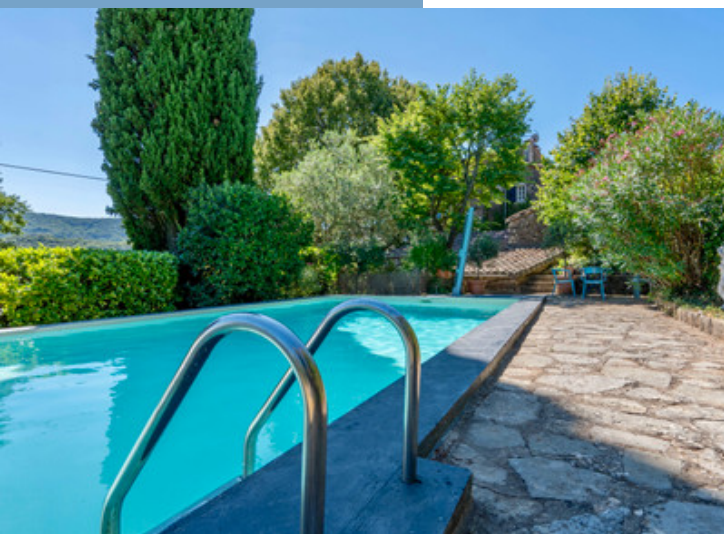




16TH CENTURY FARMHOUSE IN CHARMING CÉVENNES HAMLET. SPACIOUS PRIVATE AREAS A GÎTE AND 2 FLEXIBLE STUDIOS

16TH CENTURY
FARMHOUSE IN
CHARMING CÉVENNES
HAMLET. SPACIOUS
PRIVATE AREAS A GÎTE
AND 2 FLEXIBLE...



PROPERTY FACT FILE	
REFERENCE	A22910TFO30
PRICE	€ 995,000 £ 856,247* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	485 m ²
LAND	1500 m ²
TOWN	Thoiras
DEPARTMENT	Gard
LOCATION	Hamlet property
TYPE	Maison familiale, Gite, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Garage, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Magnificent views all around
- charming hamlet setting
- 4 bedroom private accommodation plus gîte/ CDH
- Perfect restoration
- Very impressive but bright and comfortable

16TH CENTURY
FARMHOUSE IN
CHARMING CÉVENNES
HAMLET. SPACIOUS
PRIVATE AREAS A GÎTE
AND 2 FLEXIBLE...
Ref : A22910TFO30

In a hamlet popular with French and international buyers, an impressive 17th/18th century Mas with a history of silk and chestnut production. This beautiful house has very spacious and luxurious private accommodation on 2 floors and a large gîte with potential chambres d'hôtes on the third. Two vast artists studios within the

DESCRIPTIF

Situated in a charming hamlet in the Cévennes, with ample parking adjacent to the house and a large garage. The main entrance is a short walk up an old, narrow "calade". lane

Ground floor:

From a tiled vestibule with a beautiful stone staircase, you will find a very large, bright living room with wood-burning stove and exposed beams (42 m²).

A bright dining room (21 m²), also with beams and large doors opening onto the garden,

The dining room opens onto the modern fitted kitchen.

First floor:

Three bedrooms (19,18,21 m²) including a master bedroom with en-suite shower room, a large study (18m²) and a bathroom with walk-in shower.

A large, very useful room (60m²) is currently used for sports and leisure activities. From here, as the house is built on a slope, you can walk out into the gardens.

Second floor:

Accessed via the central staircase or via a separate entrance and staircase.

An independent gîte comprising a living room with wood burner (19 m²), a fitted kitchen (8 m²), a double bedroom (11 m²) and a shower room. 4 additional bedrooms (16, 13, 10 and 8 m²) that can be used to increase the capacity of the gîte or to rent out as chambres d'hôtes.

A large professional artist's studio (42m²)..... which can be used as a venue for courses, retreats, conferences etc

The third floor :

is in the attic and includes 3 large rooms to be finished. (45, 14.5, 41 m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22910TFO30>

COMPLETE FILE AND PHOTO ON REQUEST

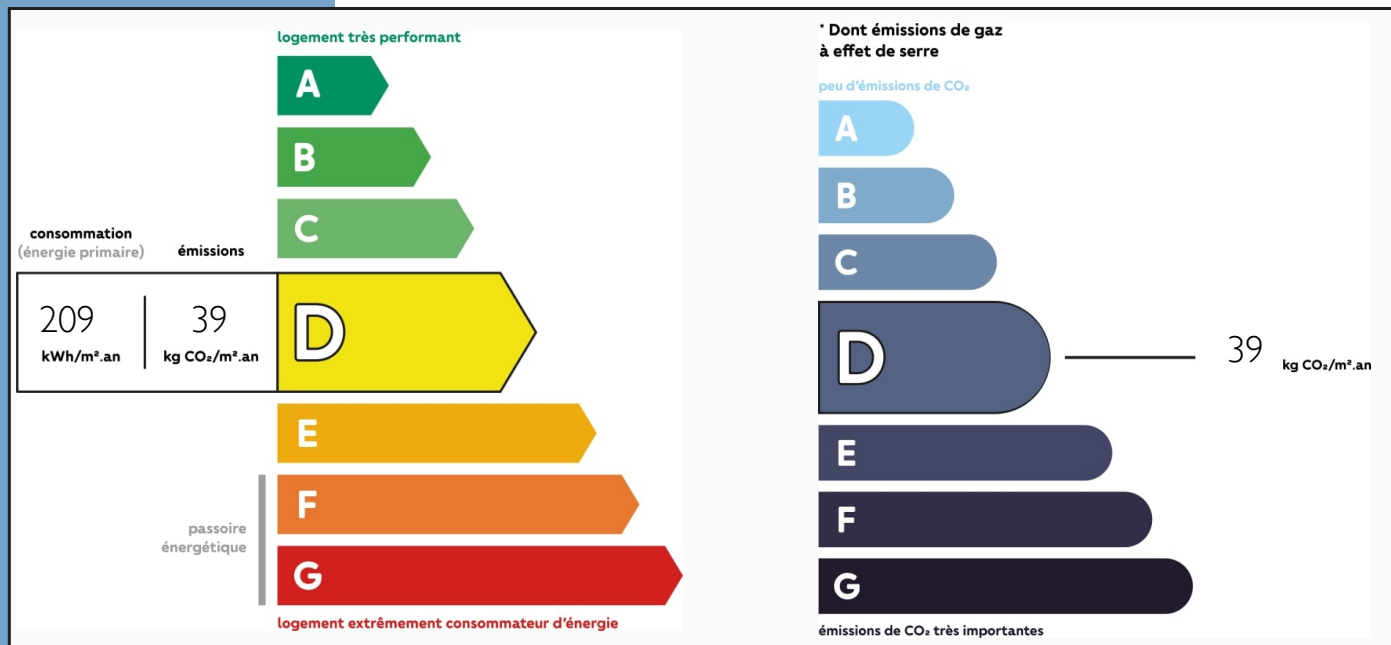


16TH CENTURY FARMHOUSE
IN CHARMING CÉVENNES
HAMLET. SPACIOUS PRIVATE
AREAS A GÎTE AND 2
FLEXIBLE...

Ref : A22910TFO30

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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1: 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 : A22910TFO30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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