



OLD MAS COMPLETELY RENOVERED WITH 4  
GITES, LARGE PRIVATE AREA, BEAUTIFUL  
LANDSCAPED GARDEN WITH SWIMMING POOL

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LANDSCAPED GARDEN  
WITH SWIM...



## PROPERTY FACT FILE

REFERENCE	A28287EEE30
PRICE	€ 1,330,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	8
ACCOMMODATION	530 m <sup>2</sup>
LAND	2843 m <sup>2</sup>
TOWN	Saint-Denis
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

\*Price based on current exchange rate which is subject to change

- Completely renovated with great taste
- 4 gites and 2 guest rooms
- Large landscaped garden with swimming pool
- Lovely large courtyard
- Large private area

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Old mas completely and tastefully renovated with 4 gîtes, 2 chambres d'hôtes and large private area

The large courtyard gives access to a large landscaped garden with swimming pool

## DESCRIPTIF

Located just 10 minutes from Barjac, this exceptional 18th-century property has been completely renovated with high-quality materials and preservation of its authentic elements.

Through an enclosed parking area, you enter through the old entrance gate into the shady charming courtyard of 60 m<sup>2</sup>. The courtyard leads you to the beautifully walled garden with trees. A heated 12x4 m swimming pool and Pool house offers the necessary refreshment.

This fantastic property is divided into 4 fully equipped and furnished gites (55, 55, 62 and 50 m<sup>2</sup>), 2 fully equipped and furnished chambres d'hôtes rooms (40 and 22m<sup>2</sup>) and a very large private part. The private part of about 240m<sup>2</sup> consisting of, on the ground floor, a beautiful vaulted living room of 85m<sup>2</sup> with stone fireplace and a separate fitted kitchen of 25m<sup>2</sup>. Upstairs, a corridor leads to a fully equipped duplex flat consisting of a living room with kitchenette and an attic bedroom en suite with a shower room and toilet. Furthermore, there is an adjoining sitting room, a bedroom en suite with shower room, bath and toilet, all opening onto a terrace. On the top floor are 2 more bedrooms. The gites and rooms are all equipped with reversible air conditioning.

The area is ideal for pleasant walks or mountain bike rides. You can enjoy a refreshing swim in the Cèze nearby.

An exceptional property, a beautiful family home in Provence, a guest house or organizing weddings and parties.

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Information about risks to w

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A28287EEE30>

COMPLETE FILE AND PHOTO ON REQUEST

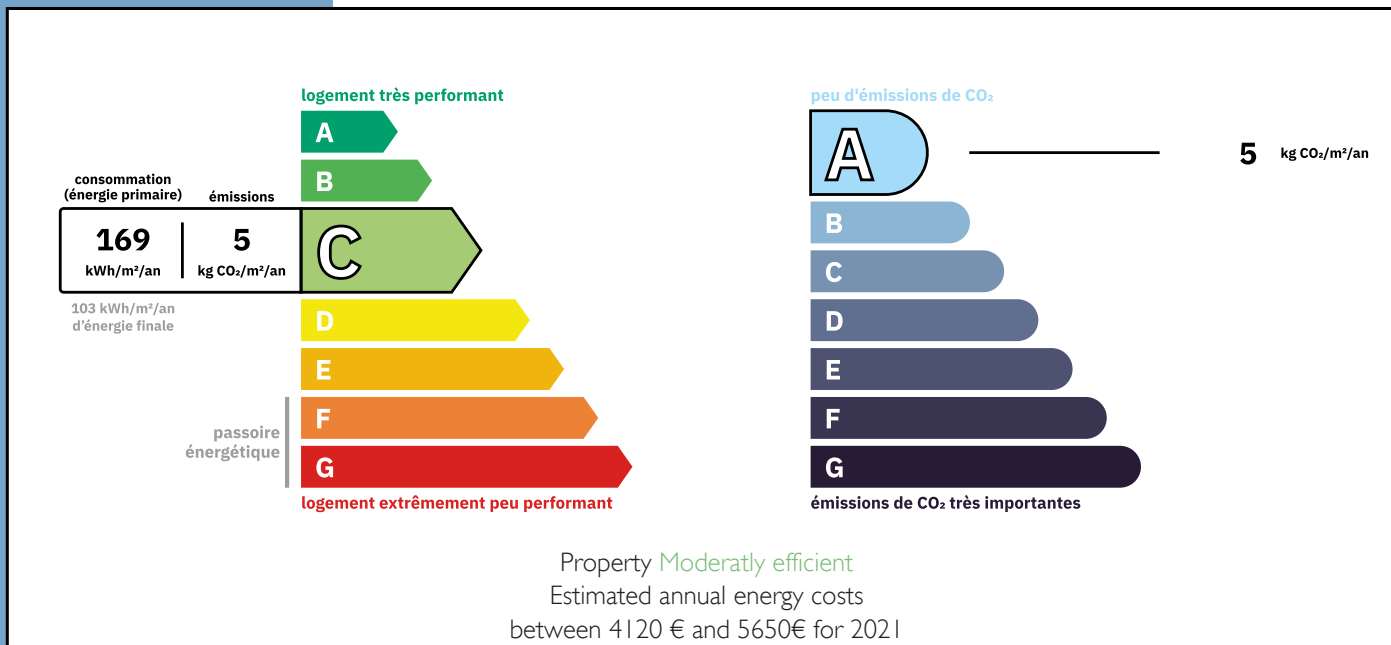


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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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.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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