

AUTHENTIC PROVENÇAL ESTATE WITH A PRIVATE RESIDENCE, 9 GUEST ROOMS, 2 GÎTES AND NEAR BARJAC IN THE GARD

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PROPERTY FACT FILE

REFERENCE	A44091PAP30
PRICE	€ 1,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	17
BATHROOM	12
ACCOMMODATION	548 m²
LAND	36000 m²
TOWN	Barjac
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Prime location near Barjac & Ardèche
- Authentic renovated Provençal mas
- 3.6 hectares with pool and privacy
- Private home, guest rooms & 2 gîtes
- Ideal for events and hospitality

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Exceptional estate in the South of France.

Beautifully renovated authentic Provençal mas set on 3.6 hectares of land, preserving all its original character and architectural features. Peacefully located near the historic village of Barjac, Vallon-Pont-d'Arc

DESCRIPTION

Authentic Provençal estate with a private residence, 9 guest rooms, 2 gîtes and 3.6 hectares of land near Barjac in the Gard.

This authentic Provençal farmhouse (mas) has been completely renovated while preserving all of its original details and character features. The estate enjoys a peaceful setting, just a short distance from the historic centre of the charming village of Barjac in the Gard region and close to Vallon-Pont-d'Arc and the spectacular Gorges de l'Ardèche. A unique location in one of the most beautiful areas of France.



Life on this beautiful estate revolves around an attractive inner courtyard, which is accessed through an original entrance gate. Adjacent to the courtyard is a natural stone veranda with traditional arches (arcades). From here, you have access to several cellars, a technical room and the terrace surrounding the swimming pool.

A staircase from the courtyard leads to the main residence, where you can enjoy complete privacy. This area comprises a spacious entrance hall with office space, a large bedroom (19m²) with bathroom and an elegant living room (28m²). There is also a kitchen (17 m²) with an authentic fireplace and a generous living and dining room (35 m²) opening onto a terrace.
On the second floor, there are two interconnecting bedrooms with private bathroom facilities, a fourth spacious bedroom and a fitness room with a jacuzzi, which opens onto a large terrace with magnificent views. This bedroom also benefits from a luxurious ...



More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

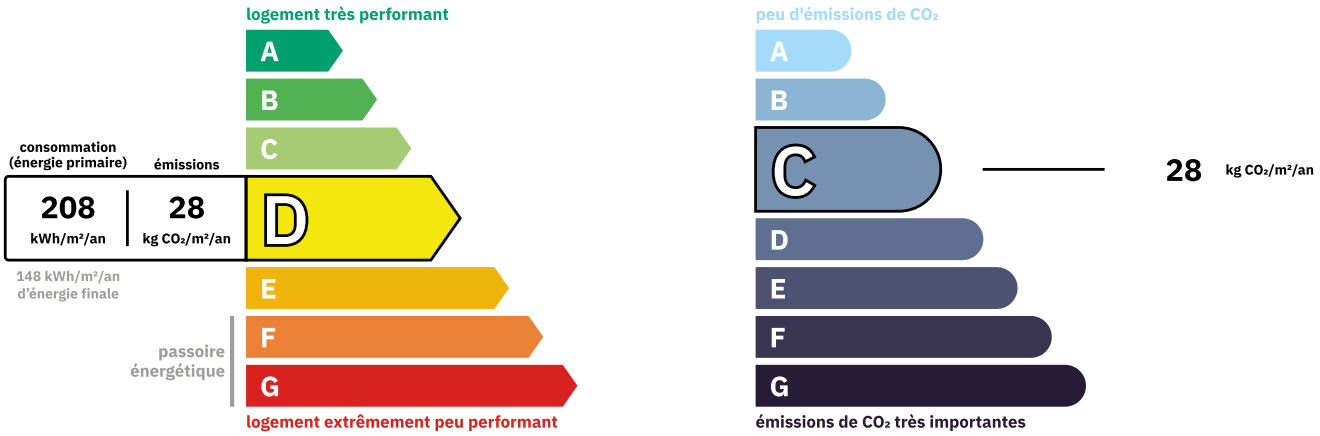
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9870 € and 13450€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 ON REQUEST

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