LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RESTORED CÉVENNES STONE MAS WITH GUEST HOUSE, GARAGE AND SPACIOUS GARDEN WITH POOL IN QUIET AREA OF ALÈS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A47717RSI30
PRICE	€ 645,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	250 m²
LAND	3005 m²
TOWN	Alès
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Stone house recently renovated with taste
- open plan living room with high ceilings
- extra 130 m² on the ground floor of voulted cellar
- spacious garden with swimming pool, pétanque
- close to the amenities

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Richard Singer of Leggett Immobilier International is delighted to present this authentic Cévennes mas, and set within approximately 3,000 m² of flat and tree-planted grounds. With a swimming pool, 1 bed guest house, vaulted cellars, garage and generous living space, the property combines character with modern comfort. Within walking



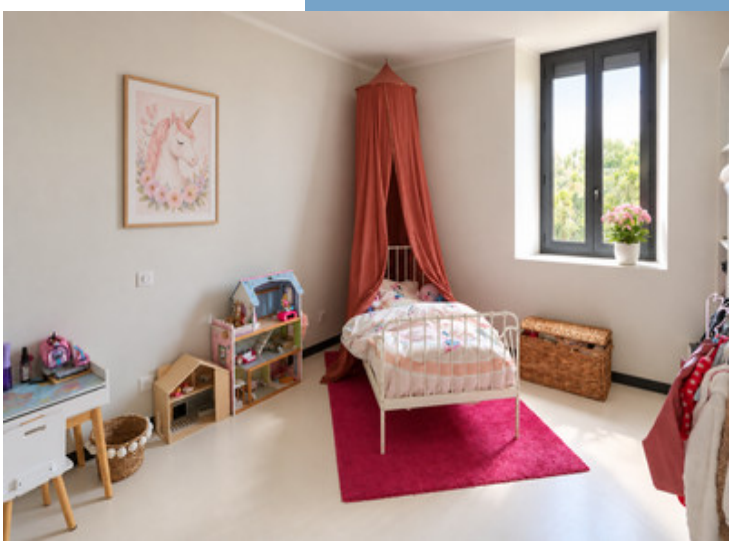
DESCRIPTION

This spacious and character stone house originaly build in 1809 has been tastefully renovated in 2020 and offers approximately 250 m² of living space on around 3,000 m² of flat, landscaped garden with pool. The property combines a remarkable 110 m² south-facing living room with fitted open-plan kitchen, 4 bedrooms including three suites. Potential of 130 m² on the ground floor with vaulted cellars for further development, garage and 1 bed guest house, terrace and pétanque court.



The main house offers approximately 210 m² of living space, including:
• Exceptional 110 m² spacious living room with
• Fitted open-plan kitchen
• Dining table
• Mezanine with space for office
• Parents room with dressing and shower, wc
• 3 other generous bedrooms, with 2 more bathrooms
• Utility room
• Separate toilet

The ground floor includes:
• 5 vaulted rooms for furhter development
• Garage
• Workshop
• Boiler room



Outdoor space
• Flat, landscaped and tree-planted grounds of approximately 3,000 m².
• 8 x 4 m swimming pool.
• Guest house (or office) of 42 m² with 1 bedroom, bathroom with shower and toilet, living room with kitchen opening to shaded terrace overlooking the pool
• Terrace by the pool with BBQ
• Pétanque court
• Lots of parking space

Technical features and comfort
• Underfloor heating supplied by a heat pump

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47717RSI30

COMPLETE FILE AND PHOTO ON REQUEST

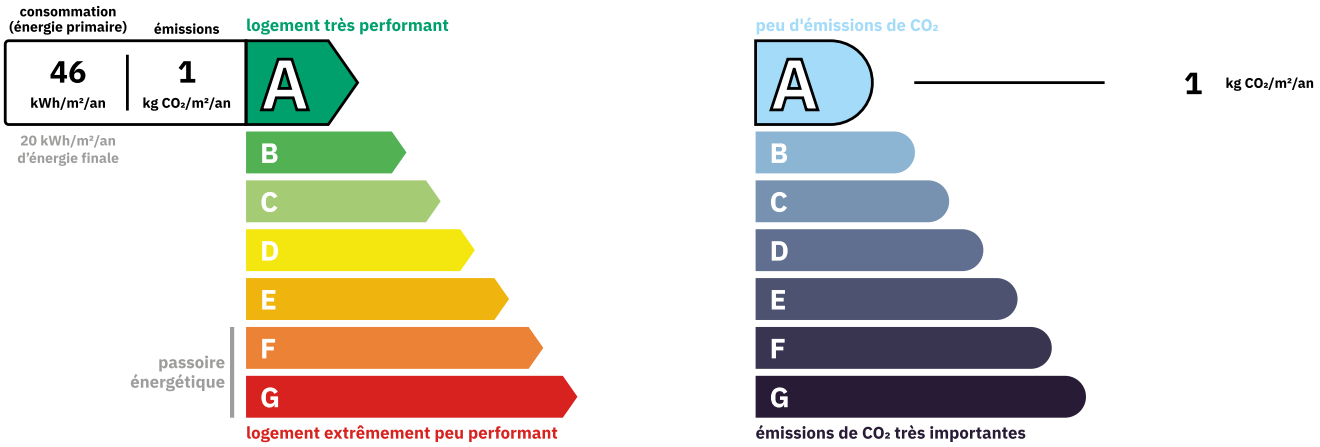
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 740 € and 1000€ 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.

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 :A47717RSI30
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