



A MAGNIFICENT, TRADITIONAL STONE
FARMHOUSE OFFERING STUNNING VIEWS,
GROUNDS OF NEARLY ONE HECTARE, AND A
POOL.

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PROPERTY FACT FILE

REFERENCE	A47753PAP30
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	120 m ²
LAND	10000 m ²
TOWN	Barjac
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

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



- You will fall in love with this estate
- Authentic renovated stone Mas
- Almost 1 hectare of beautiful grounds
- Independent guest accommodation
- Near historic Barjac in the Gard

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Authentic, fully renovated stone Mas of approximately 120 m², set in a beautiful landscaped estate of 9,987 m² near the historic village of Barjac. The property offers magnificent views, a charming courtyard with several seating areas, a swimming pool with terrace and independent guest accommodation with private entrance and

DESCRIPTION

Magnificent old stone Mas with almost one hectare of land – for those who love the good life

This is a truly unique opportunity: an authentic, fully renovated old stone farmhouse – a traditional Mas – offering approximately 120 m² of living space, magnificent views and a beautifully landscaped estate of almost one hectare, totalling 9,987 m².

And that is only the beginning. This exceptional property offers many additional features and possibilities:

- * Authentic stone Mas
- * Magnificent, open views
- * Charming courtyard with several seating areas
- * Swimming pool with terrace
- * Guest accommodation with private entrance and bathroom facilities
- * Almost one hectare of land offering numerous possibilities
- * Potential to create your own olive grove
- * Space to keep a horse on the property
- * Large garage with additional room for a workshop
- * Close to the historic village of Barjac

This is a wonderful opportunity for anyone who wants to enjoy the good things in life. It is also an ideal setting for those working from home. Imagine sitting at your laptop on the terrace, looking out over this magnificent landscape – an environment that naturally encourages relaxation and inspiration.

A place you could easily fall in love with.

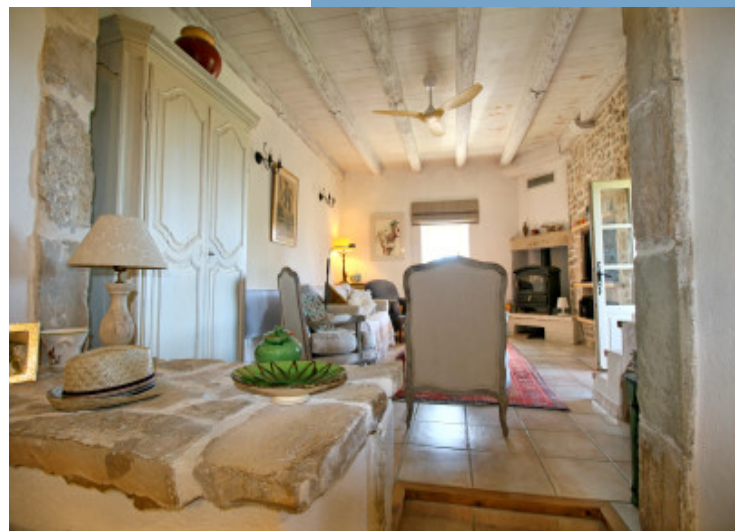
A charming courtyard

Let me take you on a tour of this exceptional property. After parking your car in one of the two parking areas, you can enter the property through the courtyard. There is also access from the garden through a metal gate, or from...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47753PAP30>

COMPLETE FILE AND PHOTO ON REQUEST

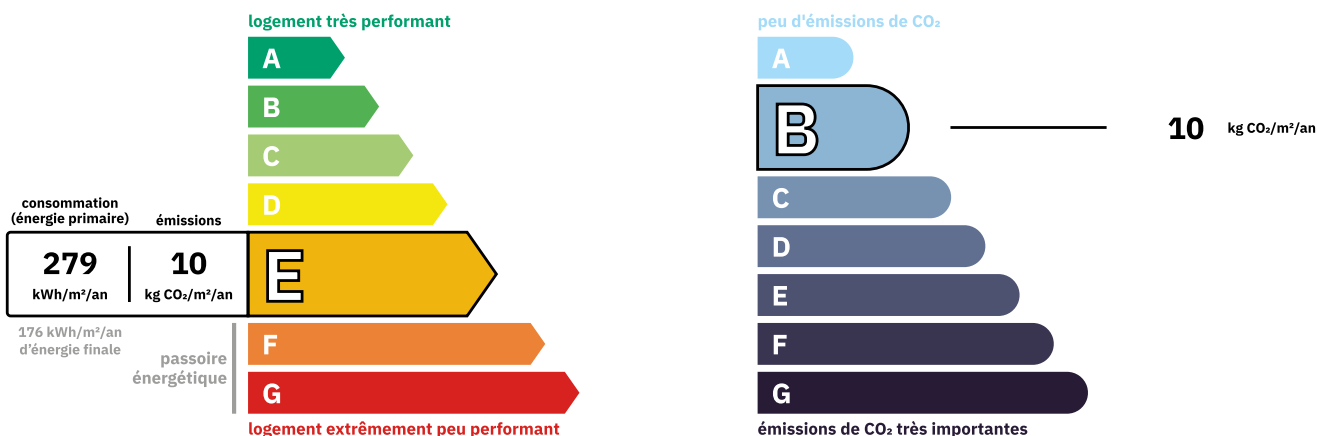


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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 2670 € and 3660€ for 2023

NOTICE

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

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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