

Ref: A28287EEE30

Price: I 295 000 EUR

agency fees to be paid by the seller

Old mas completely renovered with 4 gites, large private area, beautiful landscaped garden with swimming pool



# INFORMATION

Town: Saint-Denis

Department: Gard

Bed: 12

Bath: 8

Floor: 530 m2
Plot Size: 2843 m2





### IN BRIEF

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

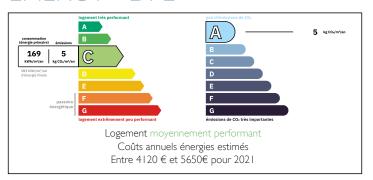








**ENERGY - DPE** 



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

Taxe foncière: 2355 EUR

Taxe habitation: EUR

### **NOTES**

### DESCRIPTION

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. ...