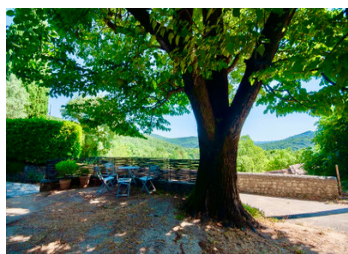


16th century Farmhouse in charming cévennes hamlet. Spacious private areas a gîte and 2 flexible studios

EXCLUSIVE



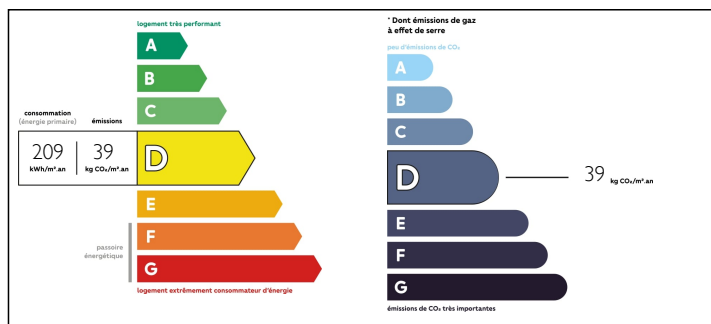
## INFORMATION

Town:	Thoiras
Department:	Gard
Bed:	8
Bath:	4
Floor:	485 m2
Plot Size:	1500 m2

## IN BRIEF

In a hamlet popular with French and international buyers, an impressive 17th/18th century Mas with a history of silk and chestnut production. This beautiful house has very spacious and luxurious private accommodation on 2 floors and a large gîte with potential chambres d'hôtes on the third. Two vast artists studios within the gorgeous setting would make it a superb venue for courses, yoga retreat, conferences or similar. Quiet and refined, the setting is unrivalled with superb views. 10 minutes from the lively towns of St-Jean-du-Gard and Anduze with shops, restaurants, etc, and 30 minutes from Alès with all amenities. A perfect location for a family/holiday home or tourism business. In the charming Cévennes, yet close to major cities such as Montpellier and Nîmes with airports and rail connections, and with the Mediterranean within easy reach. Set in...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

Situated in a charming hamlet in the Cévennes, with ample parking adjacent to the house and a large garage. The main entrance is a short walk up an old, narrow "calade". lane

Ground floor:

From a tiled vestibule with a beautiful stone staircase, you will find a very large, bright living room with wood-burning stove and exposed beams (42 m²).

A bright dining room (21 m²), also with beams and large doors opening onto the garden,

The dining room opens onto the modern fitted kitchen.

First floor:

Three bedrooms (19,18,21 m²) including a master bedroom with en-suite shower room, a large study (18m²) and a bathroom with walk-in shower.

A large, very useful room (60m²) is currently used for sports and leisure activities. From here, as the house is built on a slope, you can walk out into the gardens.

Second floor:

Accessed via the central staircase or via a separate entrance and staircase.

An independent gîte comprising a living room with wood burner (19 m²), a fitted kitchen (8 m²), a double bedroom (11 m²) and a shower room. 4 additional bedrooms (16, 13, 10 and 8 m²) that can be used to increase the capacity of the gîte or to rent out as chambres d'hôtes. A large professional artist's studio (42m²)..... which can be used as a venue for courses, retreats, conferences etc

The third floor :

is in the attic and...

## LOCAL TAXES

Taxe foncière: 2052 EUR

## NOTES