

A very large, spectacular, Architect designed, single storey house built in 1976 and fully renovated in 2017, with separate guest accommodation set in...



## INFORMATION

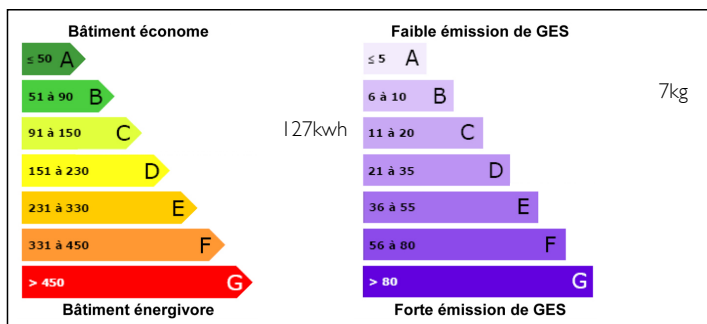
Town:	ST PRIVAT DES VIEUX
Department:	Gard
Bed:	6
Bath:	4
Floor:	246 m2
Plot Size:	7139 m2



## IN BRIEF

A great location, on the edge of the Cevennes with easy access to the mountains, the sea and the great cities of Nimes, Montpellier and Uzes. Close to Ales, a lively town with a full range of shops etc. but in a really quiet location with long views over the mountains. It has been renovated and fitted to a top standard with a superb 'lost edge pool' a spa/gym, main rooms with a lovely aspect over the pool and the hills beyond. With guest accommodation and other convertible spaces there are opportunities for B&B or gites.

## 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.



## DESCRIPTION

You enter up a quiet drive into an impressive frontage and pass up past the pool to the 260m<sup>2</sup> house. The house is set on a slope and main rooms are all on one, elevated level with most opening onto the pool terrace.

There is a 30m<sup>2</sup> living room with fireplace opening onto a lovely terrace, a fully fitted modern kitchen, 5 bedrooms, 3 bathrooms and a study on this level. At the rear of the house is a separate building housing the spa and fitness centre.

At the lower level there are 90 m<sup>2</sup> of rooms currently a laundry, games room, workshop, wine cellar which could easily become more accommodation.

Outside there is a purpose built fitness centre with spa tub and a very independent large triple garage with a spectacular studio apartment (45m<sup>2</sup>) above

The grounds consist of 3500m<sup>2</sup> of beautifully landscaped gardens with a further 3500m<sup>2</sup> of terraced land with olive trees rising up the hill behind the house. The 13.5m pool is magnificent with a lost edge opening to mountain views. It has ionisation filtration avoiding the use of chemicals and many features such as fountains and a waterfall

There is a triple garage and above this is a superb studio flat, which has been beautifully fitted out.

The  $\frac{3}{4}$  acre gardens around the house and pool are beautiful in true sub-tropical style. Behind the house a large terraced area of 1 Acre with olive...

## LOCAL TAXES

**Taxe foncière: 1870 EUR**

## NOTES