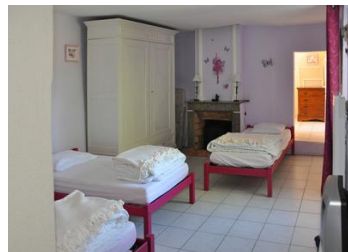


Large old silk farm with 6 gites, private apartment, and with a restaurant open to public, in an old stone village 3 miles from St Ambroix and...



INFORMATION

Town:	ST AMBROIX
Department:	Gard
Bed:	13
Bath:	8
Floor:	650 m2
Plot Size:	1248 m2

IN BRIEF

This lovely stone building is where once upon a time silk worms were raised to provide silk, one of the basic industries of this region. It has been beautifully converted into 6 gites, which altogether can sleep 33 people. Each gite has independent access. In addition there is the the ground floor living quarters for the owners...however this could be converted into a 7th gite, or into a multi purpose area (meeting room, sitting room, etc) if the gites were marketed for large groups (anniversaries, birthdays, celebrations). There is a restaurant with a licence, in the main building, which can hold up to 20 covers. In the season, there are 60 covers on the terrace. There is a professional kitchen, a large larder area, and a "bar". There is a swimming pool adjacent, and in the village, in summer, there is a restaurant and bar by the river, where...

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

Key characteristics :

- Beautiful old building in the centre of a small village
- 6 gites plus owners' apartment
- Sleeps 33 guests
- Renowned restaurant on site for up to 60 covers
- Large and small pool on site
- Private parking
- Heart of the Gard tourist region
- Excellent turnover...please ask for details

Beginning with the main house, the silk farm.

On the ground floor (210m²) you have, on the right side:

- Restaurant 41m², with entrance and WC, looking out onto the terrace
- Cellar
- Professional kitchen
- Reserve
- Bureau

On the left side, currently the owners' apartment:

- Sitting room
- Lounge
- Kitchen
- Office
- Cellar
- Bedroom
- Bathroom

On the first and second floors:

- Gite 1 80m²
- Gite 2 80m²
- Gite 3 70m²
- Gite 4 80m²
- Gite 5 40m²
- Gite 6 90m²

NOTES