

Provençal 'Mas'. - spacious, bright and fully renovated. Set in 1 HA of calm grounds with pool

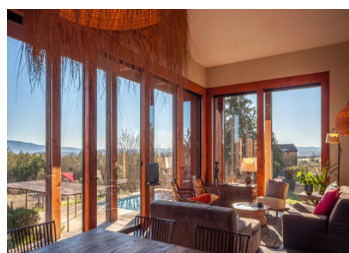


## INFORMATION

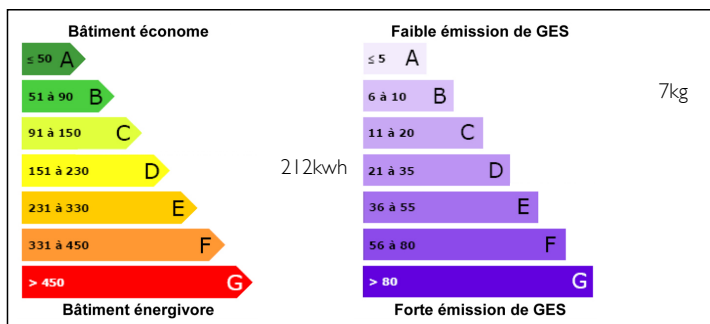
Town:	Rousson
Department:	Gard
Bed:	4
Bath:	5
Floor:	304 m2
Plot Size:	8800 m2

## IN BRIEF

This is a rare opportunity, a beautiful restoration of an 18th century Mas with roots far older. Care has been taken with design and quality, ensuring this is a comfortable, bright and spacious 4/5 bedroom home. Set with unsurpassed views of the lovely Cevennes and the spectacular Mont Bouquet, it is within 15 minutes of the major towns of Ales and St Ambroix. Historic Nîmes and charming Mediaeval Uzès are within easy reach, as are the beaches and wildlife of the 'Camargue. There are international Airports within 2 hours, and the fast train to Paris is easily accessible. This "mas" is in an idyllic situation, quiet but convenient and with some of the best views possible (see the photos). Set in about 9000...



## 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.



## NOTES

## DESCRIPTION

With high quality renovation throughout, this house is on three floors.:

On the ground floor are: storerooms, workshops , bathroom and summer kitchen . This space which is in excess of 100m<sup>2</sup> is ideal, with minor modification, to provide independent 2 bedroom accommodation or a gîte.

Accessed via internal or external stairs the first floor provides the main living accommodation. Here are found a spectacular 50M<sup>2</sup> living room with an open fireplace with ancient stone lintel and wide, glazed walls with hand crafted timber structures giving magnificent views to two aspects, High ceilings and large format tiles give a feeling of grand volume . Open to this space is a fully equipped modern kitchen ( 18m<sup>2</sup>). At the other end of the house is a second living room (28m<sup>2</sup>) with lovely tall arched windows. There are three bedrooms ( 27, 19, 10, m<sup>2</sup>). an office (8m<sup>2</sup>) and two bathrooms.

On the second floor is a guest suite with a bedroom ( 15m<sup>2</sup>) and bathroom.

Outside are fenced grounds of 8458m<sup>2</sup>. with, a tiled pool and carport. all with long and extensive views. There are...