

Important, large historic stone house, perfectly restored; 10 rooms, in the renaissance village of Barjac

EXCLUSIVE



INFORMATION

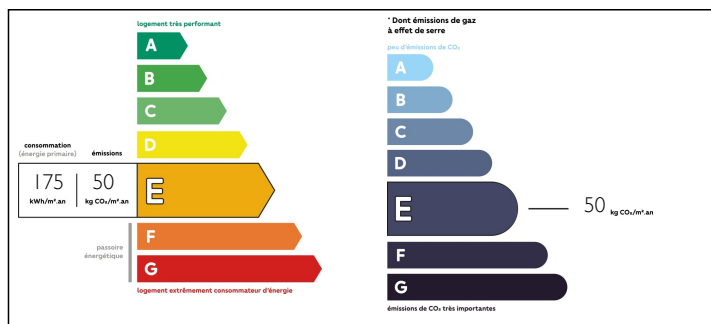
Town:	Barjac
Department:	Gard
Bed:	6
Bath:	3
Floor:	386 m2
Plot Size:	738 m2

IN BRIEF

THIS PROPERTY IS CURRENTLY UNDER OFFER. A large and very special Maison de Chevallier or 'Mas', dating, in part from the 17th century, with large, attractive and practical rooms. It Includes 2 ancient silkworm nurseries and an oil mill. Completely renovated with the utmost care to preserve all its historic qualities and details. Situated in a quiet corner of this authentic village, with many stores and restaurants, within 50m walking distance. Only 30 minutes from major shopping towns ; international airports and rail links easily accessible In the heart of the Gard "Provençal". With the mountains of the Ardeche and Cevennes and the Mediterranean and classic celebrated cities such as: Uzes, Roman Nîmes and Papal Avignon are not far . All in all, a spacious...



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.



LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES

DESCRIPTION

The house is accessed via two quiet cobbled village lanes, among ancient golden stone houses. Entrance is through 'antique' double doors into an impressive area of vaulted spaces, all fully renovated, with others used as storerooms and workshops.

This area covers some 90 m². With street access, this ground floor space has excellent commercial potential.

Climbing up stone steps to the garden level, you arrive at a 20 m² covered terrace that gives access to the main living areas. Entrance to the house is via a 24 m² reception hall with exposed beams and stone arch. From here, you enter two large and impressive vaulted living rooms (26 and 48 m²), both with ancient "Lauze" flagstone floors, antique doors and large open fireplaces. They have glass doors and windows that open onto the gardens.

Also on this level is the 25 m² fitted kitchen with a large inglenook fireplace, and numerous antique features.

Two separate stone staircases lead up to the second floor, where there is a huge 52 m² bedroom with a monumental handmade wooden staircase leading to a 20 m² mezzanine, as well as four other bedrooms (18, 13, 29, 25 m²). There's a charming 20 m long 'courredoux' (balcony), ideally south-facing over the gardens.

Finally, the house has a second floor with an additional 28 m² bedroom and a second bathroom.

Particular care has been taken to preserve and enhance the history of this house, with...