LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A17875 Price: 699 000 EUR

agency fees to be paid by the seller

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















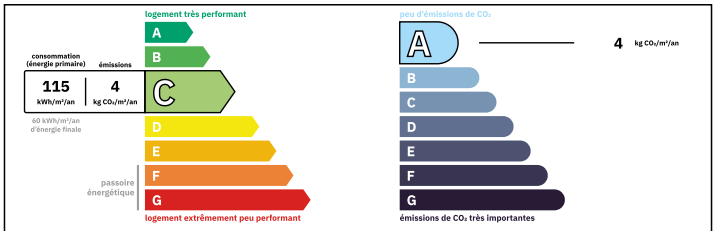
INFORMATION

Town:	Rousson
Department:	Gard
Bed:	5
Bath:	4
Floor:	257 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 Mt Bouquet, it is within 2km from lovely village with all amenities, 15 min of the major towns of Ales and St Ambroix. Historic Nîmes and charming Mediaeval Uzes are within easy reach, as re 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 m² of fenced grounds; but a larger...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2080 € et 2880€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A17875 Price: 699 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **3600 EUR**

NOTES

DESCRIPTION

With high quality renovation throughout, this house is on three levels offering:

On the ground floor:
- entrance,
- cellar (22 m²)
- workshop (25 m²)
- bathroom
- playing room with billiard table, could be added with a summer kitchen (45 m²).

This space which is in excess of 100 m² 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 50 m² living room with an open fireplace with ancient stone lintel and wide glazed walls with handcrafted 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 (18 m²)
- laundry room
- at the other end of the house is a second living / TV room (28 m²) with lovely tall arched windows.
- 3 bedrooms (27, 18, 10 m²)
- an office (8 m²)
- and 2 bathrooms.

On the 2nd floor is a guest suite with a bedroom (15 m²) and bathroom.
Attic for storage.

Outside are fenced grounds (still constructible) of 8458 m² with a tiled swimming pool 8x5m and carport, all with long and extensive views. There are 2 wells serving the property.
It is not at all overlooked and at the end of a cul-de-sac, so is very quiet and secure.

Mains water and Electricity, heating is by heat