LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A28287EEE30 Price: 1 295 000 EUR

agency fees to be paid by the seller

Old mas completely renovered with 4 gites, large private area, beautiful landscaped garden with swimming pool















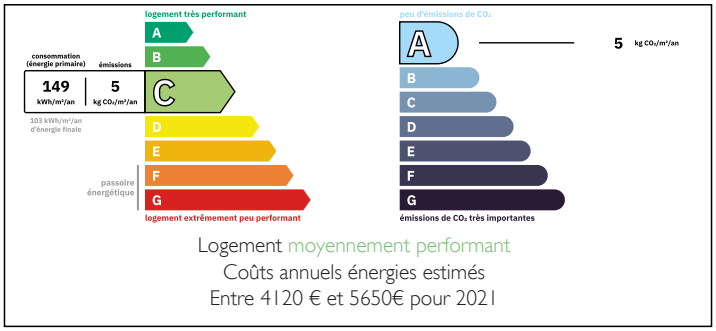
INFORMATION

Town:	Saint-Denis
Department:	Gard
Bed:	12
Bath:	8
Floor:	530 m2
Plot Size:	2843 m2

IN BRIEF

Old mas completely and tastefully renovated with 4 gîtes, 2 chambres d'hôtes and large private area
The large courtyard gives access to a large landscaped garden with swimming pool

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4120 € et 5650€ 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

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LOCAL TAXES

Taxe foncière:	**2607 EUR**
Taxe habitation:	**1645 EUR**

NOTES

DESCRIPTION

Located just 10 minutes from Barjac, this exceptional 18th-century property has been completely renovated with high-quality materials and preservation of its authentic elements.

Through an enclosed parking area, you enter through the old entrance gate into the shady charming courtyard of 60 m². The courtyard leads you to the beautifully walled garden with trees. A heated 12x4 m swimming pool and Pool house offers the necessary refreshment.

This fantastic property is divided into 4 fully equipped and furnished gites (55, 55, 62 and 50 m²), 2 fully equipped and furnished chambres d'hôtes rooms (40 and 22m²) and a very large private part. The private part of about 240m² consisting of, on the ground floor, a beautiful vaulted living room of 85m² with stone fireplace and a separate fitted kitchen of 25m². Upstairs, a corridor leads to a fully equipped duplex flat consisting of a living room with kitchenette and an attic bedroom en suite with a shower room and toilet. Furthermore, there is an adjoining sitting room, a bedroom en suite with shower room, bath and toilet, all opening onto a terrace. On the top floor are 2 more bedrooms. The gites and rooms are all equipped with reversible air conditioning.

Gite 1: This is actually a bed and breakfast-style room. The room is located on the mezzanine. The mezzanine is not shown on the map. This room overlooks the inner courtyard.
Gite 2: Similar to 'Cottage 1'.
Gite 3: Cottage for 2...