LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44091PAP30 Price: 1 850 000 EUR

agency fees to be paid by the seller

Authentic Provençal estate with a private residence, 9 guest rooms, 2 gîtes and near Barjac in the Gard















INFORMATION

Town:	Barjac
Department:	Gard
Bed:	17
Bath:	12
Floor:	548 m2
Plot Size:	36000 m2

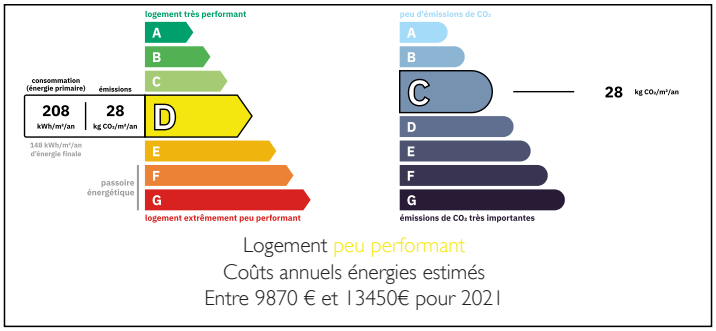
IN BRIEF

Exceptional estate in the South of France.

Beautifully renovated authentic Provençal mas set on 3.6 hectares of land, preserving all its original character and architectural features. Peacefully located near the historic village of Barjac, Vallon-Pont-d'Arc and the Gorges de l'Ardèche.

The estate is organised around a charming inner courtyard and includes a private main residence, numerous guest rooms, two independent gîtes, a dining room with kitchen, several terraces and a swimming pool. The private living quarters offer complete privacy while allowing the operation of luxury chambres d'hôtes and gîtes. This versatile property is equally suitable as a prestigious family home, a hospitality business or a venue for events and weddings. A unique opportunity to own an exceptional estate in one of the most beautiful regions of southern France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9870 € et 13450€ 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.

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NOTES

DESCRIPTION

Authentic Provençal estate with a private residence, 9 guest rooms, 2 gîtes and 3.6 hectares of land near Barjac in the Gard.

This authentic Provençal farmhouse (mas) has been completely renovated while preserving all of its original details and character features. The estate enjoys a peaceful setting, just a short distance from the historic centre of the charming village of Barjac in the Gard region and close to Vallon-Pont-d'Arc and the spectacular Gorges de l'Ardèche. A unique location in one of the most beautiful areas of France.

Life on this beautiful estate revolves around an attractive inner courtyard, which is accessed through an original entrance gate. Adjacent to the courtyard is a natural stone veranda with traditional arches (arcades). From here, you have access to several cellars, a technical room and the terrace surrounding the swimming pool.

A staircase from the courtyard leads to the main residence, where you can enjoy complete privacy. This area comprises a spacious entrance hall with office space, a large bedroom (19m²) with bathroom and an elegant living room (28m²). There is also a kitchen (17 m²) with an authentic fireplace and a generous living and dining room (35 m²) opening onto a terrace.
On the second floor, there are two interconnecting bedrooms with private bathroom facilities, a fourth spacious bedroom and a fitness room with a jacuzzi, which opens onto a large terrace with magnificent views. This bedroom also benefits from a luxurious en-suite bathroom with a sauna and hammam.

From the courtyard,...