

Saint-Brès - GARD - Exclusive, fully renovated mas with swimming pool and exceptional outdoor living



## INFORMATION

Town:	Saint-Brès
Department:	Gard
Bed:	6
Bath:	3
Floor:	273 m2
Plot Size:	1923 m2



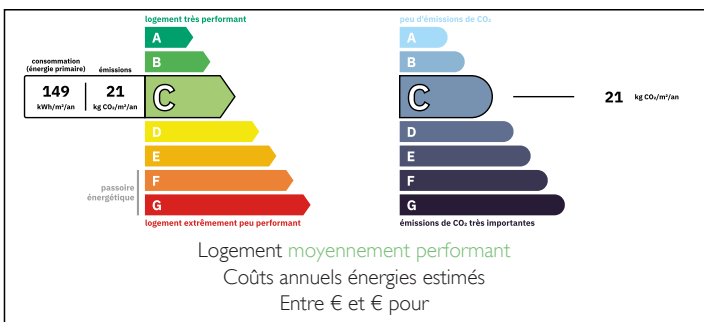
## IN BRIEF

In the charming village of Saint-Brès, on the border between the Gard and the Ardèche, stands this beautifully renovated 273 m<sup>2</sup> stone farmhouse on a fully fenced plot of 1,923 m<sup>2</sup>. An exceptional property that perfectly combines authenticity, comfort and luxury, ideal as a main residence or an exclusive holiday home.

The property features a spacious living area with an open-plan kitchen, a study, six bedrooms, two bathrooms, a shower room and a cosy lounge/library. Outside, you can enjoy a beautifully landscaped garden with a swimming pool, jacuzzi, summer kitchen with a covered terrace, outdoor bar, pétanque court, a carport for two cars and two garages.

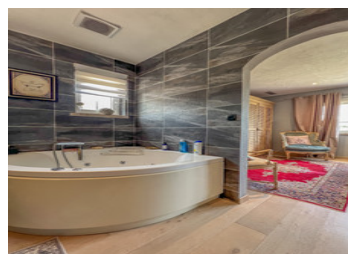
Situated in a beautiful region with numerous walking and cycling routes, kayaking opportunities and charming Provençal markets, this ready-to-move-in

## ENERGY - DPE



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.



## DESCRIPTION

Exclusive, fully renovated mas with swimming pool and exceptional outdoor living

In the authentic village of Saint-Brès, on the border between the Gard and the Ardèche, lies this beautifully renovated natural stone mas. A property where charm, elegance and contemporary comfort blend seamlessly. With a living area of 273 m<sup>2</sup> on a fully enclosed plot of 1,923 m<sup>2</sup>, this exceptional property offers an idyllic living environment, whether as an exclusive main residence or a luxurious holiday home.

Upon entering the property, you are welcomed into a spacious living area bathed in natural light. The stylish open-plan kitchen forms the heart of the home and flows seamlessly into the cosy living area. A separate study provides the ideal spot to work or relax in peace and quiet.

The upper floor features six comfortable bedrooms, two elegant bathrooms, a separate shower room and an attractive open-plan space that lends itself perfectly as a lounge, library or relaxation area.

Outside, too, every detail has been considered to ensure you can enjoy the South of France to the full. The beautifully landscaped garden offers complete privacy and is designed as a true holiday paradise, featuring a heated swimming pool (13 x 5,75), a jacuzzi, a stylish summer kitchen with a covered terrace, a cosy outdoor bar and a pétanque court. A carport for two cars and two spacious garages complete this exceptional property.

Situated in one of the most beautiful regions of the South of France, Saint-Brès is the ideal base for walks...

## NOTES