

House set on appro 7 ha, with 4 enclosed farm buildings measuring 400 m and one 200 m , and hangar 400m



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Vagnas   |
| Department: | Ardèche  |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 148 m2   |
| Plot Size:  | 69275 m2 |

## IN BRIEF

Versatile Agricultural Estate (7 Ha) near Barjac & Gorges d'Ardèche

Rare opportunity to acquire an active, small-scale farm set on 7 hectares of pasture and private woodland near Barjac and the Gorges d'Ardèche.

Key Features:

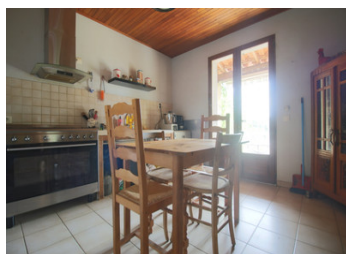
- \* 2,200 m<sup>2</sup> Outbuildings: Includes a 400 m<sup>2</sup> open hangar with workshop, four 400 m<sup>2</sup> agricultural halls, and a 200 m<sup>2</sup> building equipped with cold rooms, facilities, and a laboratory. Ideal for farming, production, and storing vehicles, campers, or equipment.

- \* Olive Grove: ~100 olive trees (40 in full production).

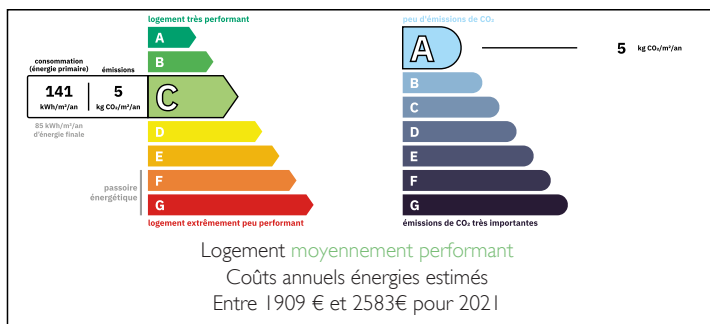
- \* Flexible Residence (148 m<sup>2</sup>): 3 bedrooms, spacious living areas, standing-height basement, and swimming pool (3.5x6.5m). Easily adapted to include a private guest unit/gîte.

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.



## ENERGY - DPE





## DESCRIPTION

Unique & Versatile Small Agricultural Estate (7 Ha) near Gorges d'Ardèche & Barjac

In an absolute dream location — right near the stunning Gorges d'Ardèche and the characteristic, picturesque village of Barjac — lies this active, small-scale farm set on a generous domain of almost 7 hectares (70,000 m<sup>2</sup>). As the current owners are enjoying a well-deserved retirement, this property is now open to a new owner with vision and a passion for countryside living.

This property offers the perfect blend for anyone looking to run a primary agricultural activity combined with small-scale tourist endeavors, artisanal local production, or a self-sufficient lifestyle.

### Key Features & Highlights

- \* Generous & Varied Land: 7 hectares of private land, consisting of usable pasture/farmland combined with private woodland. Offering total privacy, ample grazing space for livestock, and a beautiful natural backdrop.

- \* Olive Grove: Approximately 100 olive trees on the property, 40 of which are already in full production.

- \* Total 2,200 m<sup>2</sup> of Functional Outbuildings:

Open hangar of 400 m<sup>2</sup> including an enclosed workshop/atelier of 50 m<sup>2</sup>.

4 spacious agricultural buildings of 400 m<sup>2</sup> each (1,600 m<sup>2</sup> total).

1 agricultural building of 200 m<sup>2</sup>, fully equipped with cold storage rooms, sanitary facilities, and a laboratory.

Extensive Storage & Covered Parking: Both the main hangar and the 4 agricultural buildings offer massive covered spaces. Ideal for machinery, equipment, and safely storing your personal vehicles, campers, caravans, or those of visiting friends and family!

- \* Flexible Detached Residence (148 m<sup>2</sup>): Easily adaptable into a primary residence plus an independent guest...

## NOTES