LEGGETT
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Ref: A47633PAP07 Price: 795 000 EUR

agency fees to be paid by the seller

Magnificent Large 300 m Natural Stone Mas in the Southern Ardèche















INFORMATION

Town:	Ruoms
Department:	Ardèche
Bed:	7
Bath:	6
Floor:	300 m2
Plot Size:	15000 m2

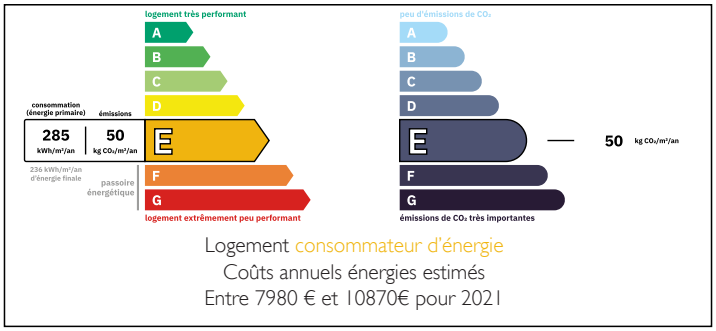
IN BRIEF

This stunning 300 m² stone mas set on 1.5 hectares between Les Vans and Ruoms (Southern Ardèche) offers versatile layout options. The main residence features 5 bedrooms (3 with en-suite bathrooms), including 2 rooms with independent access suitable.

The estate also features 2 fully equipped guest houses with private terraces, a secluded 5x10 m pool with a veranda, a customizable tower house, a workshop, and an outdoor kitchen with a bread/pizza oven.

Well-maintained with a new roof (2020), 6 kW solar system, and compliant septic tank, the property includes furniture for the guest rooms and guest houses. A turn-key opportunity perfect for a spacious country home with a tourism project possibility.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7980 € et 10870€ 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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DESCRIPTION

Magnificent Large 300 m² Natural Stone Mas in the Southern Ardèche

Situated in a small hameau between Les Vans and Ruoms — in the highly sought-after southern region of the Ardèche — lies this beautiful, renovated estate set on 1.5 hectares of land. The property features an exceptionally flexible layout offering numerous possibilities: from a spacious family home with 5 bedrooms to a combination of private living with 2 guest rooms and 2 independent accommodations. A unique opportunity to host guests in complete privacy.

Layout of the Main House
You enter the property at street level, where you will also find a spacious parking area and a detached bicycle storage shed. From the entrance, you access two independent guest rooms with private entrances, an office with stairs leading to the basement, and access to the dining room with an adjoining open-plan kitchen (45 m²). A door from the dining room opens onto the balcony, which also has a separate entrance near the front door.
The first room includes its own private bathroom and direct access to the same balcony.

From the open kitchen, you step into the generous living room 28 m² equiped with a wood stove. An open staircase takes you to the upper floor, where three bedrooms are located: the master suite with its own private bathroom and walk-in closet, and two bedrooms that share the bathroom accessible from the landing.

Guest houses, Swimming Pool and Outdoor Areas
From the balcony, a natural stone staircase leads down to...

NOTES