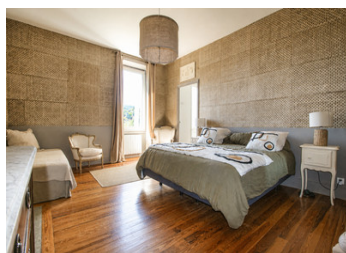
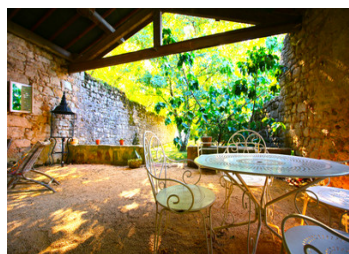


Domaine en pierre naturelle de 700 m , dont 325 m habitables, et plus de 5,5 hectares de terrain attenant.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Ruoms    |
| Department: | Ardèche  |
| Bed:        | 7        |
| Bath:       | 7        |
| Floor:      | 325 m2   |
| Plot Size:  | 56860 m2 |



## IN BRIEF

Unique historic estate in Southern Ardèche This exceptional 12th-century estate offers 700 m<sup>2</sup> of floor space (325 m<sup>2</sup> living area) set on 5.68 hectares of private land.

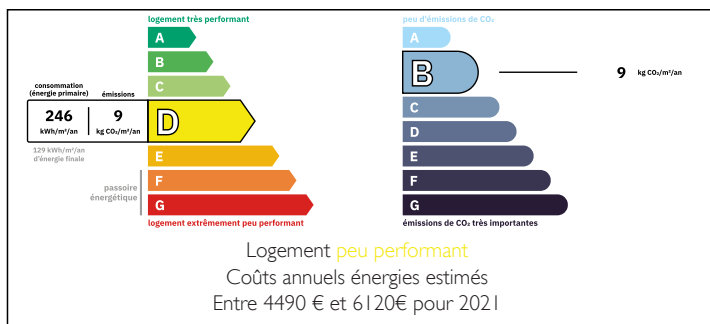
Main Mas: Spacious living room with fireplace, 30 m<sup>2</sup> kitchen-diner, 7 bedrooms (5 en-suite), private terraces, and pool access.

Reception Wing: Two impressive 75 m<sup>2</sup> halls with 5m high ceilings, designer wood stove, cellars, and workshops.

Outbuildings & Grounds: Covered veranda, walled garden, two-story barn with new roof, agricultural fields, and woodland.

Potential: Ideal as a luxury home, boutique B&B, multi-gîte complex, wedding location, or retreat center. Excellent condition throughout with new

## 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

Unique historical estate in the south of the Ardèche, in the mountains between Aubenas and Ruoms – a property with endless possibilities

An exceptional historic estate with origins dating back to the 12th century. A rare combination of authenticity, space, privacy, and potential. The total floor area measures approximately 700 m<sup>2</sup>, of which around 325 m<sup>2</sup> is currently set up as living space. The entire property is set on an impressive 5.68 hectares of private land.

This remarkable estate offers a wealth of options: a luxurious and expansive private residence, a stylish B&B with separate private living quarters, or a commercial venture using the reception spaces for events, weddings, corporate conferences, yoga retreats, or multi-gîte rentals.

A character estate featuring a striking courtyard. You enter through a characteristic gateway into a large, multi-level courtyard. The estate is built in a grand U-shape, enclosed by an authentic natural stone wall that creates a private, secluded atmosphere. Connecting the wings is the old Mas—the historic heart of the domain. The ground floor features several authentic cellar spaces, while an ancient stone staircase leads to the 48 m<sup>2</sup> terrace providing entry into the main house.

The old Mas – character, space, and comfort. The entrance hall features a classic stone staircase leading to the upper floors. From here, you reach a spacious kitchen-diner (approx. 30 m<sup>2</sup>) followed by a grand living room of nearly 40 m<sup>2</sup> with a cozy fireplace. The living room leads to a master bedroom with...

## LOCAL TAXES

**Taxe habitation: 1268 EUR**

## NOTES