

Restored Cévennes stone mas with guest house, garage and spacious garden with pool in quiet area of Alès.



INFORMATION

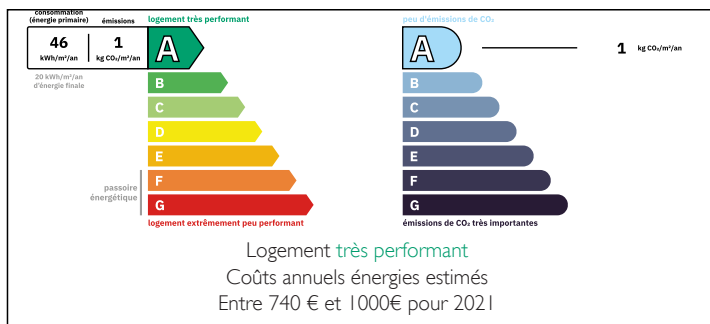
Town:	Alès
Department:	Gard
Bed:	4
Bath:	4
Floor:	250 m2
Plot Size:	3005 m2



IN BRIEF

Richard Singer of Leggett Immobilier International is delighted to present this authentic Cévennes mas, and set within approximately 3,000 m² of flat and tree-planted grounds. With a swimming pool, 1 bed guest house, vaulted cellars, garage and generous living space, the property combines character with modern comfort. Within walking distance from centre of the town with all amenities, with train connection from Roman town Nîmes (40 km) with TGV station and airport with direct flights to London Stansted or more connections from Montpellier (aprox. 1h drive). On the edge of the National park of Cévennes and 1hr away from the Mediterranean beaches.

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.



LOCAL TAXES

Taxe foncière: 1975 EUR

NOTES

DESCRIPTION

This spacious and character stone house originally built in 1809 has been tastefully renovated in 2020 and offers approximately 250 m² of living space on around 3,000 m² of flat, landscaped garden with pool. The property combines a remarkable 110 m² south-facing living room with fitted open-plan kitchen, 4 bedrooms including three suites. Potential of 130 m² on the ground floor with vaulted cellars for further development, garage and 1 bed guest house, terrace and pétanque court.

The main house offers approximately 210 m² of living space, including:

- Exceptional 110 m² spacious living room with
- Fitted open-plan kitchen
- Dining table
- Mezzanine with space for office
- Parents room with dressing and shower, wc
- 3 other generous bedrooms, with 2 more bathrooms
- Utility room
- Separate toilet

The ground floor includes:

- 5 vaulted rooms for further development
- Garage
- Workshop
- Boiler room

Outdoor space

- Flat, landscaped and tree-planted grounds of approximately 3,000 m².
- 8 x 4 m swimming pool.
- Guest house (or office) of 42 m² with 1 bedroom, bathroom with shower and toilet, living room with kitchen opening to shaded terrace overlooking the pool
- Terrace by the pool with BBQ
- Pétanque court
- Lots of parking space

Technical features and comfort

- Underfloor heating supplied by a heat pump