LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47753PAP30 Price: 650 000 EUR

agency fees to be paid by the seller

A magnificent, traditional stone farmhouse offering stunning views, grounds of nearly one hectare, and a pool.















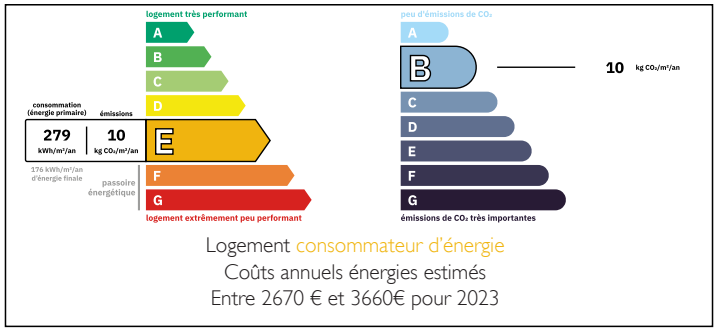
INFORMATION

Town:	Barjac
Department:	Gard
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	10000 m2

IN BRIEF

Authentic, fully renovated stone Mas of approximately 120 m², set in a beautiful landscaped estate of 9,987 m² near the historic village of Barjac. The property offers magnificent views, a charming courtyard with several seating areas, a swimming pool with terrace and independent guest accommodation with private entrance and bathroom facilities. The main house features a living room, dining room, master bedroom, kitchen, an additional bedroom and bathroom. The spacious grounds offer numerous possibilities, including creating your own olive grove or keeping a horse. A large garage with additional workshop space completes the property. A rare opportunity for those seeking peace, nature, outdoor living and the authentic lifestyle of the South of France.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2670 € et 3660€ pour 2023

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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NOTES

DESCRIPTION

Magnificent old stone Mas with almost one hectare of land – for those who love the good life

This is a truly unique opportunity: an authentic, fully renovated old stone farmhouse – a traditional Mas – offering approximately 120 m² of living space, magnificent views and a beautifully landscaped estate of almost one hectare, totalling 9,987 m².

And that is only the beginning. This exceptional property offers many additional features and possibilities:

* Authentic stone Mas
* Magnificent, open views
* Charming courtyard with several seating areas
* Swimming pool with terrace
* Guest accommodation with private entrance and bathroom facilities
* Almost one hectare of land offering numerous possibilities
* Potential to create your own olive grove
* Space to keep a horse on the property
* Large garage with additional room for a workshop
* Close to the historic village of Barjac

This is a wonderful opportunity for anyone who wants to enjoy the good things in life. It is also an ideal setting for those working from home. Imagine sitting at your laptop on the terrace, looking out over this magnificent landscape – an environment that naturally encourages relaxation and inspiration.

A place you could easily fall in love with.

A charming courtyard

Let me take you on a tour of this exceptional property.
After parking your car in one of the two parking areas, you can enter the property through the courtyard. There is also access from the garden