LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# PROVENCAL 'MAS' - SPACIOUS, BRIGHT AND FULLY RENOVATED. SET IN 1 HA OF CALM GROUNDS WITH POOL, NEAR ALES.

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A17875 |
| PRICE | € 699,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 4 |
| ACCOMMODATION | 257 m² |
| LAND | 8800 m² |
| TOWN | Rousson |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison, Country House, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Private parking |

*Price based on current exchange rate which is subject to change





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- Beautiful renovation
- Magnificent views
- Heat pump heating
- large pool
- 1 Hectare of grounds with more available

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This is a rare opportunity, a beautiful restoration of an 18th century Mas with roots far older. Care has been taken with design and quality, ensuring this is a comfortable, bright and spacious 4/5 bedroom home. Set with unsurpassed views of the lovely Cevennes and the spectacular Mt Bouquet, it is within 2km from lovely village with all



# DESCRIPTION

With high quality renovation throughout, this house is on three levels offering:

On the ground floor:
- entrance,
- cellar (22 m²)
- workshop (25 m²)
- bathroom
- playing room with billiard table, could be added with a summer kitchen (45 m²).

This space which is in excess of 100 m² is ideal, with minor modification, to provide independent 2-bedroom accommodation or a gîte.



Accessed via internal or external stairs, the first floor provides the main living accommodation. Here are found:
- a spectacular 50 m² living room with an open fireplace with ancient stone lintel and wide glazed walls with handcrafted timber structures, giving magnificent views to two aspects. High ceilings and large format tiles give a feeling of grand volume.
- open to this space is a fully equipped modern kitchen (18 m²)
- laundry room
- at the other end of the house is a second living / TV room (28 m²) with lovely tall arched windows.
- 3 bedrooms (27, 18, 10 m²)
- an office (8 m²)
- and 2 bathrooms.



On the 2nd floor is a guest suite with a bedroom (15 m²) and bathroom.
Attic for storage.

Outside are fenced grounds (still constructible) of 8458 m² with a tiled swimming pool 8x5m and carport, all with long and extensive views.
There are 2 wells serving the property.
It is not at all overlooked and at the end of a cul-de-sac, so is very quiet and secure.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A17875

COMPLETE FILE AND PHOTO ON REQUEST

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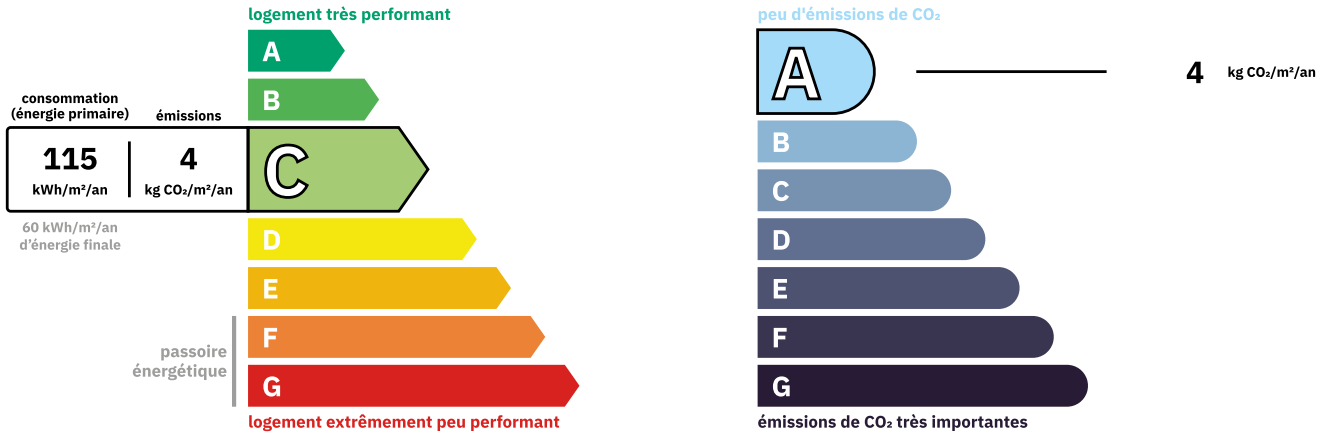
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2080 € and 2880€ for 2021

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

Réf :A17875

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