LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



DOMAINE EN PIERRE NATURELLE DE 700 M², DONT 325 M² HABITABLES, ET PLUS DE 5,5 HECTARES DE TERRAIN ATTENANT.

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PROPERTY FACT FILE

REFERENCE	A47680PAP07
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	325 m²
LAND	56860 m²
TOWN	Ruoms
DEPARTMENT	
LOCATION	
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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

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- Turnkey B&B: 5 en-suite guest rooms ready to g
- 12th-century domain: Authentic historic charm
- 700 m² space & 5.68 ha: Ultimate space & privac
- 2 grand event halls: High ceilings (5m) & venue
- Immaculate state: Energy class D, new roofs

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Unique historic estate in Southern Ardèche This exceptional 12th-century estate offers 700 m² of floor space (325 m² living area) set on 5.68 hectares of private land.

Main Mas: Spacious living room with fireplace, 30 m² kitchen-diner, 7



DESCRIPTION

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

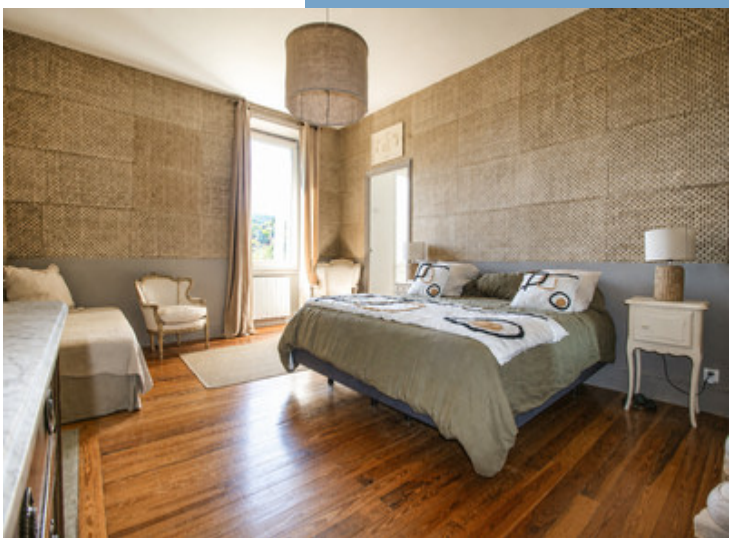
An exceptional historic estate with origins dating back to the 12th century. A rare combination of authenticity, space, privacy, and potential. The total floor area measures approximately 700 m², of which around 325 m² is currently set up as living space. The entire property is set on an impressive 5.68 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 m² 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 m²) followed by a grand living room of nearly 40 m² with a co...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47680PAP07

COMPLETE FILE AND PHOTO ON REQUEST

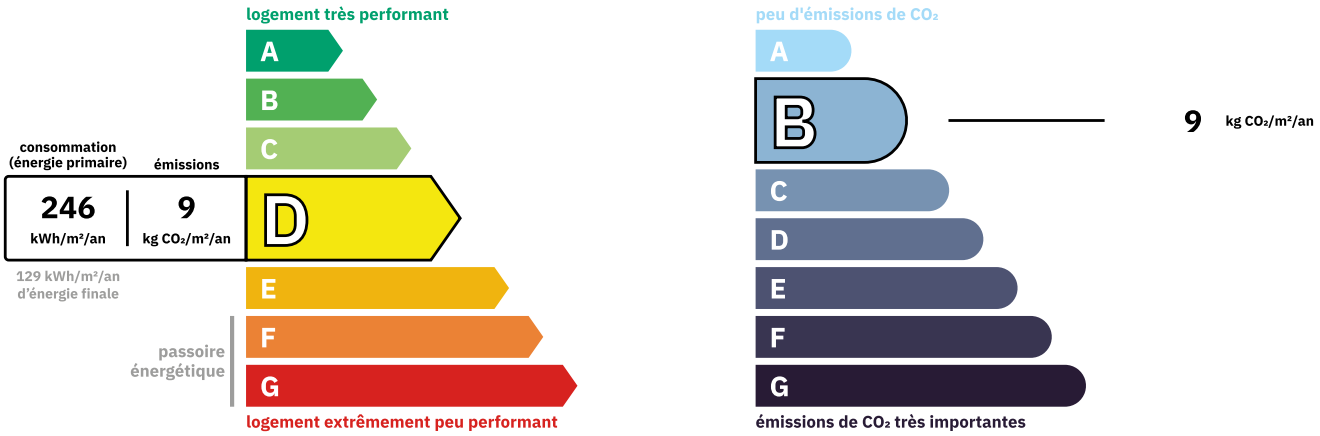
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4490 € and 6120€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A47680PAP07
FILE COMPLETE AND PHOTOS ON REQUEST

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