

CHARACTERFUL WINEGROWER'S MAS WITH 2 INDEP. APARTMENTS, GARAGES, POOL IN CHARMING VILLAGE NEAR PONT DU GARD.

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PROPERTY FACT FILE

REFERENCE	A48762RSI30
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	300 m²
LAND	1600 m²
TOWN	Castillon-du-Gard
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Historic 1872 stone winegrower's mas
- 2 independent apartments, potential rental income
- Original features and spacious interiors
- Private garden with swimming pool
- Charming village with amenities near Uzès, Nîmes.

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Richard Singer of Leggett Immobilier International is delighted to present this impressive former winegrower's mas, dating from 1872, offering approximately 300 m² of habitable space arranged over three levels, enclosed garden with swimming pool.



DESCRIPTION

The village offers everyday amenities including a bakery, restaurants, school, post office and tennis courts. Uzès, with its renowned market and historic centre, is just 15 minutes away, while the A9 motorway is approximately 6 km away. Nîmes and Avignon, with their TGV connections and international airports, are both approx. 25 km away, Montpellier is around 80 km away.

An appealing opportunity as a spacious family home with additional accommodation, a holiday home or a property with rental potential.



The ground floor comprises:
• Welcoming entrance hall with an attractive staircase and traditional flooring
• Recently renovated, fully equipped kitchen with dining area (30 m²)
• Cosy sitting room with piano (10 m²), with direct access to the garage
• Gym (15 m²) with mezzanine (18 m²), created within the former wine cellar
• Additional sitting room with open fireplace (15 m²)
• Separate kitchen (8 m²)
• Living/dining room (16 m²), with independent outside access and access to a small terrace
• Bedroom (18 m²) with bathroom with shower and WC
• Two spacious garages (50 m² and 20 m²), offering generous storage space
• Boiler room
• Garden sheds
• Outside WC



On the 1st floor:
• Additional sitting/TV room (19 m²)
• Bedroom (18 m²)
• Bedroom (18 m²) with en-suite bathroom and dressing
• Additional bathroom with shower and bath
• Separate WC
• Workshop/storage room (18 m²) with mezzanine (17 m²) and access to the attic (45 m..

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48762RSI30

COMPLETE FILE AND PHOTO ON REQUEST

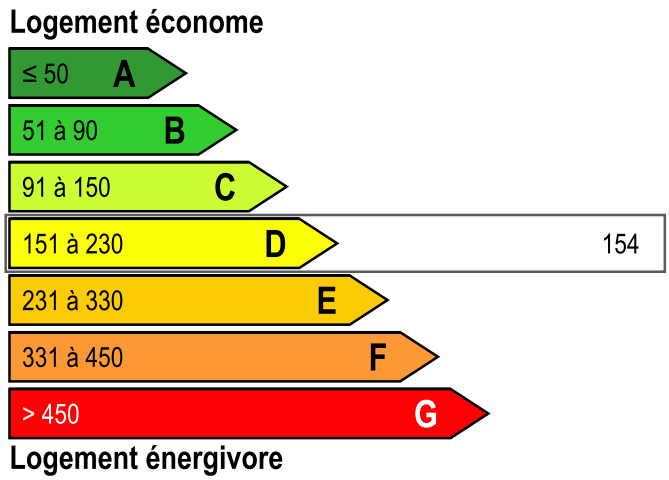
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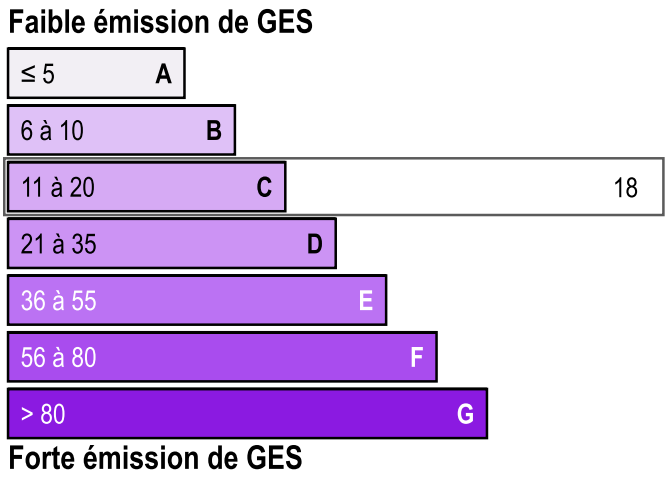
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE





NOTICE

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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

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