

A unique place with potential Provencal mas on more than 3,3 ha of land, near Cèze river, 25 km from Uzès.



## INFORMATION

Town:	La Roque-sur-Cèze
Department:	Gard
Bed:	17
Bath:	9
Floor:	668 m <sup>2</sup>
Plot Size:	32875 m <sup>2</sup>

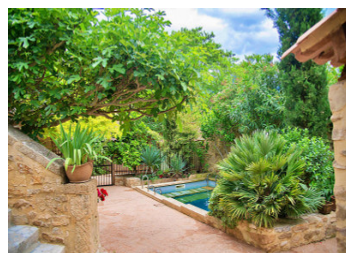


## IN BRIEF

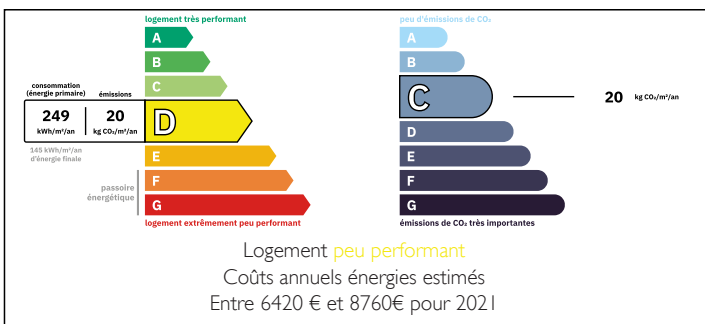
18th century property with an authentic and timeless character with 6 apartments, surrounded by landscaped gardens and private access to its river.



Discreet haven of peace, accessible by road or by helicopter. 1hr from the Mediterranean, opening up many possibilities, whether for a unique holiday resort or to develop a commercial activity of receptions, breeding and tourist accommodation, near villages with full of character and charm with many romans sights, Côtes du Rhône vineyards, markets, museums or hiking tracks. Conveniently situated only 5 km from La Roque-sur-Cèze, 8 km from Bagnols-sur-Cèze, 25 km from Uzès, 35 km from Orange, 33 km from historical Pont du Gard and for connections to airports & TGV stations at Avignon (40 km) or Nimes (50 km).

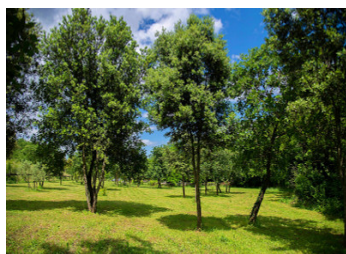


## ENERGY - DPE



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.



## DESCRIPTION

The mas is built on three levels, exudes authenticity, it has a mansion decorated with its magnificent patio decorated with a relaxation pool. Also, 6 charming apartments, separate and all independent, each benefiting from an exterior and all the comfort to receive guests in a privileged setting, allowing to reconcile a life on site and possible professional activities. To complete, an additional surface area of 100 m<sup>2</sup> remains convertible if you wish to create new lodgings or living spaces.

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

## NOTES