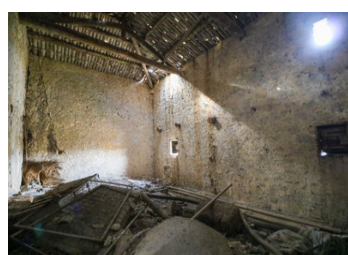
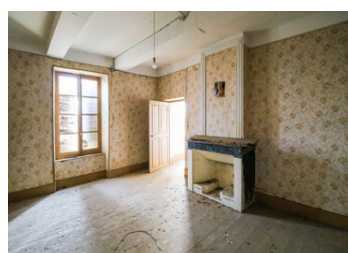
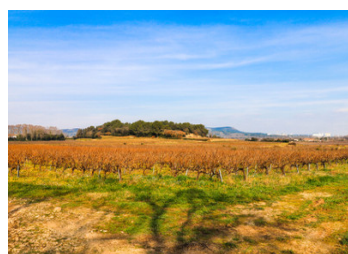


Provençal farmhouse with vineyard & Panoramic views.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Laudun-l'Ardoise
Department:	Gard
Bed:	4
Bath:	1
Floor:	740 m2
Plot Size:	100000 m2

IN BRIEF

This exceptional stone property, set on approximately 10 hectares of vineyards, offers a remarkable renovation opportunity. The 400m² farmhouse, spread over two levels, includes additional hangars and a well, all with breathtaking views of Mont Ventoux. With its own Côtes du Rhône vines, this estate is ideal for creating a unique place.

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

Located in the heart of a prestigious wine-growing region, this traditional Provencal mas awaits restoration to unlock its full potential. The spacious stone farmhouse, featuring classic architecture and authentic charm, is complemented by outbuildings that offer additional possibilities for storage, workshops, or expansion.

The surrounding vineyards benefit from a prime terroir, ensuring excellent conditions for winemaking.

The property enjoys proximity to a charming village offering essential services, including a bakery, butcher, pharmacy, local shop, restaurants, post office, public swimming pool, and tennis courts. It is ideally situated 11 km from Bagnols-sur-Cèze, 26 km from Uzès, and just 27 km from Avignon, where you'll find TGV connections for easy travel.

Enjoy the serenity of the countryside with easy access to nearby villages. Don't miss this extraordinary chance to bring new life to an authentic Provencal setting.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES