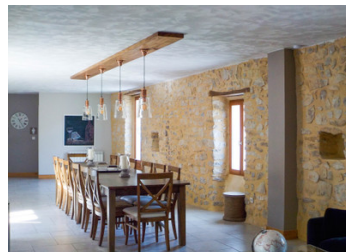


Stunning and spacious stone farmhouse with amazing sitting around the pool nearby popular mediaeval village.

EXCLUSIVE



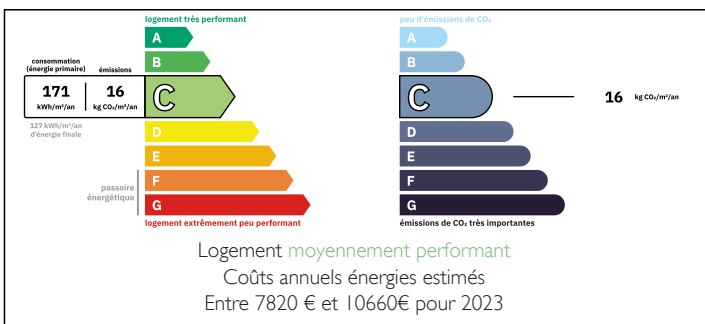
INFORMATION

Town:	Vézénobres
Department:	Gard
Bed:	9
Bath:	6
Floor:	565 m2
Plot Size:	2130 m2

IN BRIEF

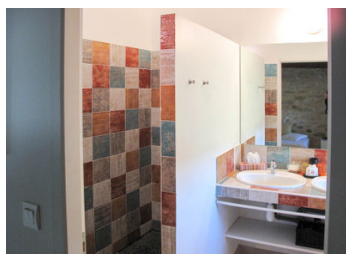
This impeccably restored well insulated farm house, double glazed throughout is offering an opportunity to continue running as a Guesthouse, family home or holiday house in the south of France. Located close to the charming village with all amenities (cafés, restaurants, local shop, pharmacy) and many events during the year. This house is situated between Alès (10 km), Uzès (27 km) and Nîmes (37 km) with connections to airports & TGV also in Avignon (65 km) and Montpellier (68 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 property offers, on the ground floor:

- spacious garage
- great courtyard with the tree in the middle accessible with great iron gate
- individual access to the gite with own kitchen and bathroom for accommodate 4 person
- wine-cellar opening
- spacious living room suitable for business meetings or conferences, vernissage etc.

The 1st floor:

- on the left side wing of the mas is the private part accessible from little terrace in the courtyard or from back of the house
- fully equipped kitchen
- living room with fire place and dining table
- wc
- laundry
- preparing room with the little kitchen
- spacious dining room with the entrance to the terrace next to the swimming room
- 2 guest toilets

The 2nd floor:

- 4 spacious bedrooms, 1 of them with en-suite on the private left side wing
- wc
- dressing room
- bathroom with the bath
- 3 more guest rooms with their own bathroom and toilet, each with 3 beds

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

LOCAL TAXES

Taxe foncière: 4800 EUR

Taxe habitation: EUR

NOTES