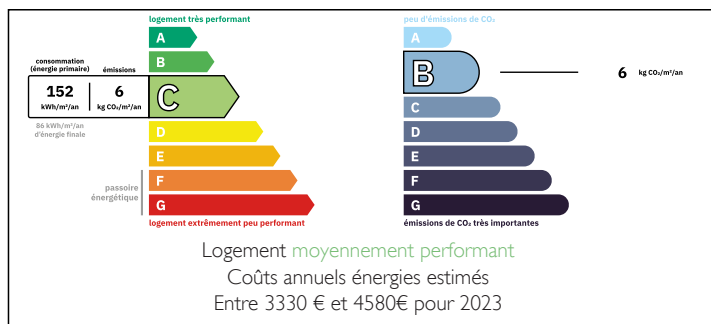


Renovated farmhouse with courtyard and panoramic 360 views, situated on a plot of approximately 5.75 hectare



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Vallon-Pont-d'Arc |
| Department: | Ardèche           |
| Bed:        | 6                 |
| Bath:       | 6                 |
| Floor:      | 255 m2            |
| Plot Size:  | 57598 m2          |

## IN BRIEF

Beautiful fully renovated stone Mas located in the southern Ardèche, enjoying an exceptional natural setting with breathtaking 360° panoramic views.

Set on 5.75 hectares of land, this peaceful property offers a charming enclosed courtyard, several terraces and two independent gîtes.

The Mas features spacious living areas, bedrooms with private bathrooms, bright interiors and numerous additional spaces including a wine cellar and an authentic bread oven.

Heated by two heat pumps and equipped with solar panels, the property benefits from good energy efficiency.

A rare opportunity located between Vallon-Pont-d'Arc and Barjac, ideal as a main residence, family home or hospitality project.

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.



## NOTES

## DESCRIPTION

Renovated stone Mas in the southern Ardèche with courtyard, guest accommodations, 5.75 hectares of land and breathtaking 360° views

This beautifully renovated stone Mas enjoys a truly unique location at the end of a small lane, surrounded by nature and offering a spectacular 360° panorama. From the property, you can admire several mountain ranges and iconic peaks, including the Dent de Rez to the north, the Pic Saint-Loup and Mont Bouquet to the south, and Mont Ventoux to the east.

The charming enclosed courtyard forms the heart of the property. It features a veranda, an outdoor kitchen with adjoining cellar, and a separate entrance door providing access to a bedroom with its own bathroom. The courtyard also gives access to a relaxation area, with a wine cellar behind it, as well as another spacious cellar opposite the authentic bread oven. In addition, there is a second intimate courtyard beneath a beautiful tree, where you can relax in the shade and enjoy the magnificent views in complete tranquillity.

A stone staircase leads to the covered terrace, a wonderful place offering breathtaking views over the surrounding landscape. From this terrace, a private entrance provides access to a spacious bedroom (25m<sup>2</sup>) with its own bathroom. The terrace also leads to the dining room (18m<sup>2</sup>), which benefits from the same spectacular panorama.

From the dining room, you reach the kitchen (18m<sup>2</sup>), the living room (27m<sup>2</sup>) and a bedroom (20m<sup>2</sup>) with its own shower room. The living room provides access to an...