



BEAUTIFULLY RENOVATED LARGE 17TH CENTURY STONE HOUSE, STUNNING INTERIOR DESIGN, LOVELY VIEWS, IN A SMALL HAMLET IN THE CÉVENNES, INFINITY POOL AND SUPERBLY DESIGNED OUTDOOR SPACE.

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CÉVENNES, INFINITY POOL
AND SUSSBY DESIGNER

DESCRIPTION

This beautiful 17th century property was bought 12 years ago, and has now been renovated throughout. It provides the possibility of having a private area with sitting room, bedroom, kitchen, bathroom and office, with a connection to the rest of the house which can be entered independently. Alternatively, it flows easily into one large house.



PROPERTY FACT FILE	
REFERENCE	99859ABE30
PRICE	€ 875,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMODATION	400 m ²
LAND	59571 m ²
TOWN	
DEPARTMENT	Gard
LOCATION	Hamlet property
TYPE	Country House, Family Home, Holiday Home
CONDITION	Excellent condition, ,
FEATURES	Barns / outbuildings, Business potential, Character property
*Price based on current exchange rate which is subject to change	



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Currently there are 6 bedrooms, all en suite with either bath or shower and bath, and there is the possibility of a seventh bedroom. There is a large second kitchen, in solid oak, for the "independent" part of the house, with the boiler room next door. Here there is a Wiesmann boiler that feeds the central heating, using wood pellets. There is a 500 litre water heater, heated by solar panels. Also a pump that exploits the stream water for use in the WCs, and an under ground cistern that holds 20,000 litres of rain water. There is a beautiful glass / iron / wood conservatory / dining room, with views across the garden and countryside, with high ceilings, and an open fire.

The infinity pool is heated by a "pompe à chaleur", and has an automatic cover. Around the pool is the pool-house lounging area, equally beautiful at night or during the day.

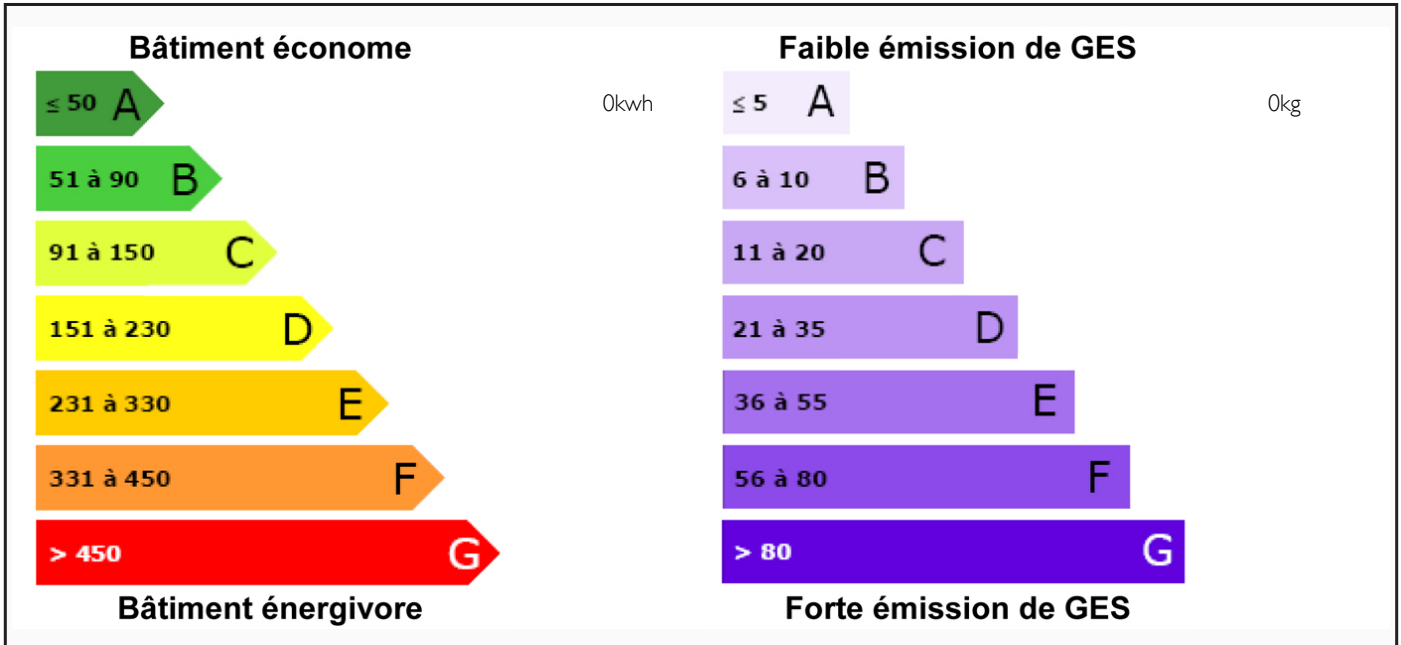
Key characteristics:

- Original 17th century stone house superbly renovated
- Beautiful quiet surroundings
- 6 bedrooms (possibility 7) each with bathroom
- Possibility of having a private part to the house ..there are two entrances to the farmhouse
- Town water, spring water, rainwater
- New efficient central heating
- Professional and luxurious interior design
- Superb conservatory/ living room in glass and iron
- Landscaped exterior, with 6 car parking
- Infinity swimming pool
- Fully fenced, main gates
- Has attached a lot of land with chestnut trees



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ENERGY-DPE



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