LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



OLD MAS COMPLETELY RENOVERED WITH 4 GITES, LARGE PRIVATE AREA, BEAUTIFUL LANDSCAPED GARDEN WITH SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	A28287EEE30
PRICE	€ 1,295,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	8
ACCOMMODATION	530 m²
LAND	2843 m²
TOWN	Saint-Denis
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change



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- Completely renovated with great taste
- 4 gites and 2 guest rooms
- Large landscaped garden with swimming pool
- Lovely large courtyard
- Large private area

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Old mas completely and tastefully renovated with 4 gîtes, 2 chambres d'hôtes and large private area
The large courtyard gives access to a large landscaped garden with swimming pool



DESCRIPTION

Located just 10 minutes from Barjac, this exceptional 18th-century property has been completely renovated with high-quality materials and preservation of its authentic elements.

Through an enclosed parking area, you enter through the old entrance gate into the shady charming courtyard of 60 m². The courtyard leads you to the beautifully walled garden with trees. A heated 12x4 m swimming pool and Pool house offers the necessary refreshment.



This fantastic property is divided into 4 fully equipped and furnished gites (55, 55, 62 and 50 m²), 2 fully equipped and furnished chambres d'hôtes rooms (40 and 22m²) and a very large private part. The private part of about 240m² consisting of, on the ground floor, a beautiful vaulted living room of 85m² with stone fireplace and a separate fitted kitchen of 25m². Upstairs, a corridor leads to a fully equipped duplex flat consisting of a living room with kitchenette and an attic bedroom en suite with a shower room and toilet. Furthermore, there is an adjoining sitting room, a bedroom en suite with shower room, bath and toilet, all opening onto a terrace. On the top floor are 2 more bedrooms. The gites and rooms are all equipped with reversible air conditioning.

Gite 1: This is actually a bed and breakfast-style room. The room is located on the mezzanine. The mezzanine is not shown on the map. This room overlooks the inner courtyard.
Gite 2: Similar to 'Cottage 1'.
Gite 3: Cottage for 2 people with living room/kitchen ar...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A28287EEE30

COMPLETE FILE AND PHOTO ON REQUEST

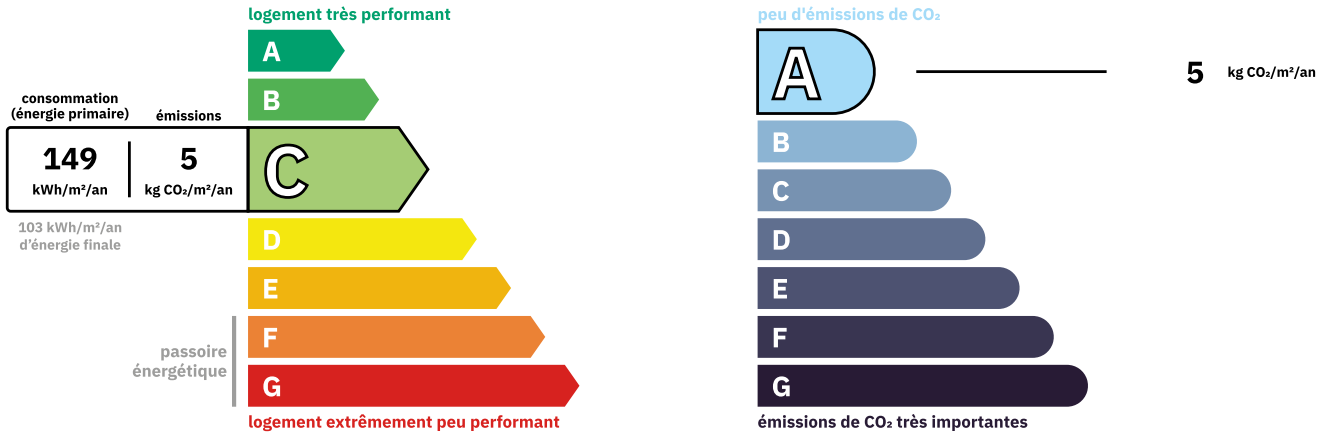
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4120 € and 5650€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A28287EEE30
FILE COMPLETE AND PHOTOS ON REQUEST

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