LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PRIVATE HAMLET WITH 3 ESTABLISHED GÎTE BUSINESS, NATURAL POOL & ORGANIC 8HA LAND NEAR UZÈS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A42132RSI30
PRICE	€ 1,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	710 m²
LAND	80000 m²
TOWN	Tresques
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, High speed internet

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





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- 8 ha private organic estate
- Restored stone mas + 3 gîtes
- Natural swimming basin
- Strong rental & family potential
- 3.2 ha of olive trees

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Set in a preserved natural environment, this exceptional estate lies just 22 km from Uzès and within easy reach of a village offering everyday amenities. Accessed via a private track, the property enjoys rare seclusion without isolation, surrounded by unspoilt countryside at the crossroads of the Ardèche, Cévennes and Camargue.







DESCRIPTION

The Estate
- Approx. 8 hectares of contiguous land
- Fully private, accessed via a private road
- Certified organic farming with 3,2ha olive orchards

Architectural Layout
A harmonious private hamlet composed of:
- A main stone mas
- 3 independent gîtes (sold furnished)
- A detached contemporary wooden house

Each building enjoys privacy while forming a coherent and intimate whole.

Main Stone House (Maison de Maître) – approx. 3 levels
- Exposed stone walls, light wooden beams
- Terracotta floors for warmth and authenticity

Ground floor
- Large open living room with fully equipped kitchen
- Wide glass doors opening onto nature

Garden level
- Office
- One bedroom
- Cellar
- Numerous storage areas

First floor
- Two additional bedrooms
- Bathroom

A welcoming family home combining comfort, charm and coherence.

Gîte 1 – approx. 120 m²
- Spacious living area with kitchen
- Direct access to terrace
- 2 bedrooms
- 2 shower rooms
- 2 WCs

Gîte 2 – approx. 100 m² (duplex)
- Ground floor: kitchen, dining/living room

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42132RSI30

COMPLETE FILE AND PHOTO ON REQUEST

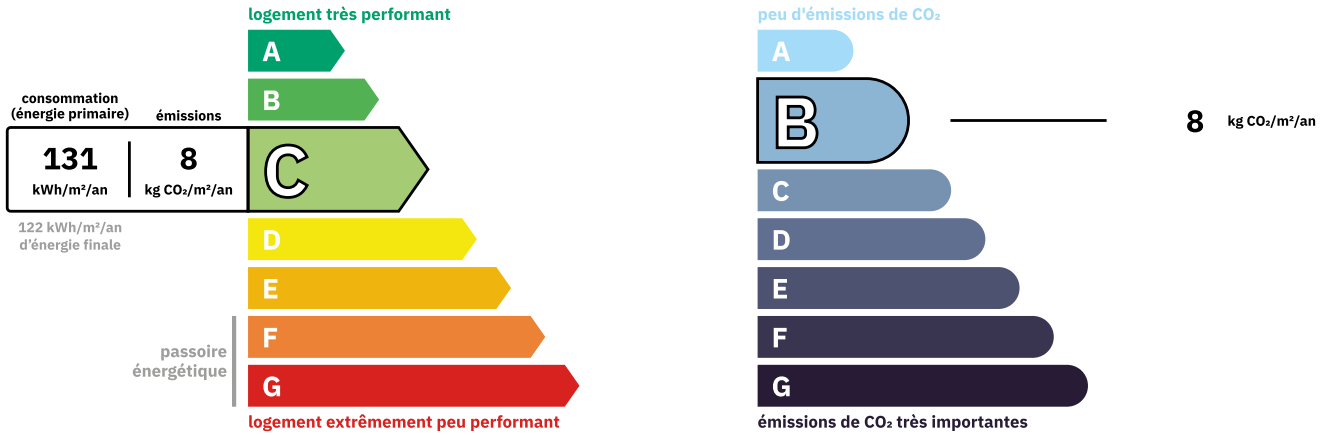
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 820 € and 1160€ 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

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