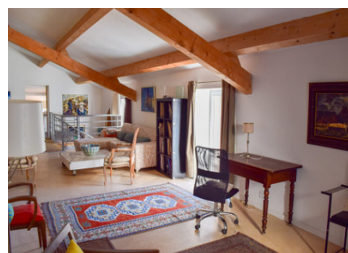


Beautifully renovated old house with 2 gites, swimming pool and beautiful garden



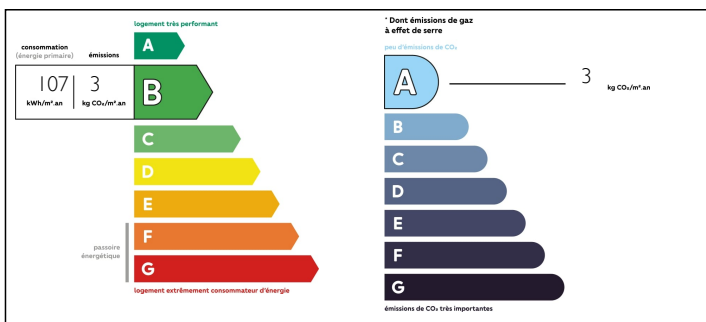
INFORMATION

Town:	Saint-Jean-de-Maruéjols-et-A
Department:	yéjan Gard
Bed:	10
Bath:	5
Floor:	846 m2
Plot Size:	37450 m2

IN BRIEF

Totally renovated farmhouse with all comforts, enclosed garden, swimming pool, multi-purpose room and 2 separate studios

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

Unique property located next to Barjac in Saint-Jean-de-Maruéjols-et Avéjan.

Plot of 3.7 hectares includes a mas en pierre with 655 m² habitable area and outbuilding of 350 m² habitable.

Main house has been completely qualitatively renovated and has 10 bedrooms, 5 bathrooms and spacious living rooms, fully enclosed courtyard with swimming pool, pond and attached pool-house. Annexes consist of 2 independent studios.

Property also contains multipurpose room of 145m² to organise events. Adjacent to this room unfinished barn of 100m².

The property offers great potential for tourist exploitation such as gite, bed and breakfast, seminar and/or events.

LOCAL TAXES

Taxe foncière: 3480 EUR

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

NOTES