

Large property with a totally renovated old mas, a new large gite and indoor pool

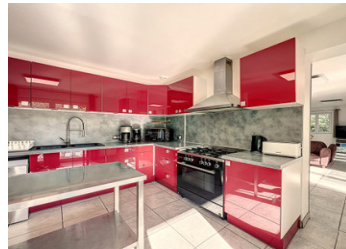


## INFORMATION

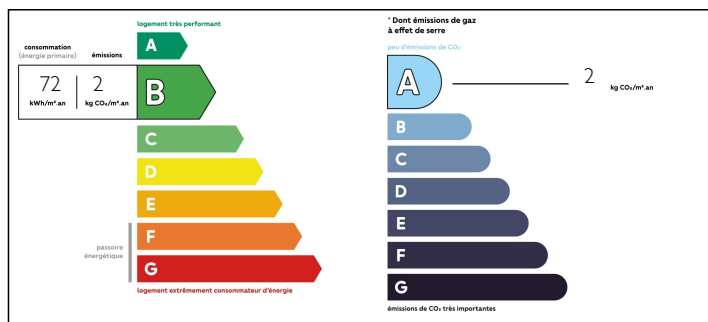
Town:	Banne
Department:	Ardèche
Bed:	13
Bath:	9
Floor:	700 m2
Plot Size:	2921 m2

## IN BRIEF

This property consists of 2 parts. An old mas converted into 3 separate living areas, 2 multipurpose rooms and a caterer's kitchen. There is also a large gite equipped with all modern comforts, including 1 room and bathroom for persons with reduced mobility. Opposite the large gite, there is a large swimming pool (covered) with pool house.



## 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

In the south of the Ardèche, on the border with the Gard, we offer you an exceptional property. This comfortable complex, with a capacity of 29 people, is mainly intended for groups, family reunions and seminars....

It is a recognised holiday destination that has been in operation for several years and has strong development potential.

It is ideally located, close to a wide range of tourist activities (fishing, hiking, canoeing, horse riding, etc.) and consists of two large buildings, a beautiful covered and heated swimming pool, a Poolhouse with sun terrace, a Petanque court, a car park.

With a total area of about 695m<sup>2</sup>, I invite you to follow me on my exploration of this estate:

- The first building is an old stone farmhouse of about 465m<sup>2</sup> that has been tastefully renovated throughout.

The property consists of :

- on the ground floor: a flexible seminar room, a cosy reception area (2 toilets, one of which is wheelchair accessible, a reception desk, a catering area, a laundry room and a storage room.

- A separate entrance leads to a gîte that can accommodate 10 people, with a living room and open kitchen. On the first floor there are 3 bedrooms, 1 sleeping area with window, 2 shower rooms with WC. This gîte also has a large (south-facing) terrace.

- On the first floor there is :

A large living flat with 2 bedrooms, 1 large bathroom, a large, very bright living room with bay windows or a bedroom with en-suite bathroom.

A 40m<sup>2</sup> gîte...

## NOTES