



## Detached House with Swimming Pool and Three Guest Gites



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 880,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Saint-Christol-les-Ales
Código postal:	30380
Publicado:	28/07/2023

### Descripción:

A Mas [Converted Barn] dating from the 18th Century combining charm and authenticity on 2284 m2 (including a building plot), enhanced by its swimming pool, The property offers a habitable surface of 460 m2 composed of a private part of 282 m2 (living room 83 m2) with 2 bedroom offices, 3 Guest Gites of 70 m2 (2 bedrooms) and 44 m2 (one bedroom), 100 m2 (3 bedrooms), and a guest room.

Garage of 60 m2 and workshop of 20 m2.

Close to all facilities.

To discover quickly.

### - Information:

Number of rooms : 10  
Number bedrooms : 8  
Number Floors : 2  
Area : 400 m2



Garden area : 2284 m2  
Parking : Parking et Garage  
Year built : 1750  
Agency fees will be fully paid by the seller

- Benefits:  
Terrace : Yes  
Swimming Pool : Yes  
Near commodities : Yes  
Heating : Climatisation  
Mains Drainage : Yes  
General condition : Good  
Quality : Good

The department of Gard in Languedoc-Roussillon region has a distinctly 'Provençal' feel to it, thanks to its sharing a border with both Provence and the famous 'Camargue' march region, famed for flamingoes, wild horses and bulls.

That said, the Gard does have distinctly Languedoc-Roussillon region qualities such as the high number of historical sites (Languedoc's history is far more interesting than Provence's), the Bull fights at Nîmes, and its dramatic landscapes.

In fact, it's in the Gard that the move away from the Mediterranean into a more continental, mountainous landscape begins. The weather cools the higher you climb, and the coarse river-stone villages so typical of Languedoc's Mediterranean departments (Hérault, Aude and Pyrénées-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Hérault become jagged and rocky in the Gard, sliced through by Languedoc's dramatic river gorges. It all starts to feel less hot and exotic and a little more like you're in the centre of France. The food improves too, with the slightly mundane Mediterranean fare being replaced with richer food more typical of the rest of the country.

The Gard department of Languedoc was important in Roman times, and Nîmes' Maison Carrée roman temple and Les Arenes roman amphitheatre are two of the best examples of roman architecture left in the world - and the Pont du Gard the largest remaining Roman aqueduct. Aigues-Mortes was built in the 13th Century by Louis IX as a new port for France, until rising silt rendered it an inland ghost-town.

Today, the Gard is attempting to modernise, like the rest of Languedoc, lead by its capital Nîmes. Once a rather ugly city, it has commissioned some of the world's leading architects (such as Norman Foster) to build extravagant modern buildings.

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## **Común**

Dormitorios:	8
Baños:	4
Tamaño del lote:	2284 m2

## **Utility details**

Heating:	Sí
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## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX4.696.900
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