



## Contemporary 6 bed house & gite, Mons, Gard



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,114,907.18

### Location

Country: France  
State/Region/Province: Occitanie  
City: Mons  
ZIP code: 30340  
Posted: Dec 05, 2023

### Description:

This contemporary 6-bedroom property consists of a 4-bedroom main house and a 2-bedroom gite. It's situated on the edge of a hilltop village and has spectacular views across the Provençal Countryside. There's a lovely pool and terrace, perfect for al-fresco dining. The large market town of Ales is a 10min drive.

The property was built to a very high standard by a local builder for his own use. The architects brief was to maximise the light and offer views from all rooms. There's a generous 348m<sup>2</sup> of habitable space and the layout is as follows:

Main House: (283m<sup>2</sup>)



Ground floor:

Open-plan living room with sitting, dining and kitchen areas (64m<sup>2</sup>). The feature of this room is the completely glazed southern wall, which brings the gorgeous views into the house. Superb professional kitchen with granite tops and 'Mobalpa' units.

Second living room (28m<sup>2</sup>) with log fire and glazed doors opening into the gardens and the views.

Laundry/utility room and WC

Two large bedrooms one with a dressing room and a family bathroom. All this level is floored with local limestone and the beautiful internal doors are top quality hardwood.

First floor:

Master suite of 20m<sup>2</sup> bedroom and a 12 m<sup>2</sup> bathroom.



Lower ground floor:

Accessed by stone steps and its own front door is a second master suite consisting of a bedroom (27m<sup>2</sup>) with large glazed doors onto the garden and stunning bathroom (16m<sup>2</sup>) with freestanding bath, walk in 'Italian' shower and twin basins. There's also a fully fitted dressing room of (15m<sup>2</sup>).

Guest cottage (63m<sup>2</sup>)

At the bottom of the gardens is the guest cottage which includes a covered sitting area of 20m<sup>2</sup>, a large living room two bedrooms, a double shower room and separate WC.

Outside:

The property is accessed by craftsman-made Iron "deco" gates and there is parking in the driveway for up to 6 cars.

The gardens are fully landscaped and beautifully planted. They feature a 600-year-old evergreen 'Green oak', which is one of the largest and oldest in France. The heated swimming pool is surrounded by



limestone paving and is 11m x 5m. Rainwater tanks and an irrigation system ensure easy and efficient watering.

The property is heated by heat exchangers throughout.

Location:

The property is situated in the peaceful hilltop village of Mons, where there's a boulangerie, restaurant and medical centre. The nearby town of Ales, 10mins drive and offers a wide range of shops, restaurants, supermarkets etc. The cosmopolitan city of Nimes is 35mins drive. The beaches of the mediterranean coast are within easy reach, as is the Cevennes National Park. The airport at Montpellier is just over an hour away.

Additional info:

Bedrooms: 6

Bathrooms: 4

Receptions: 2

Habitable space: 348m<sup>2</sup>



Plot size: 2300m<sup>2</sup>

Parking: Yes

Taxe foncière: 634€ per annum

DPE rating: B

Broadband: Yes

Heating: Highly efficient heat exchange system

Drainage: Mains

Distance to shops: 10mins

Distance to coast: 1h10mins

Distance to airport: 1h10mins

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

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## Common

Bedrooms:	6
Bathrooms:	4
Finished sq. ft.:	348 sq m
Lot Size:	2300 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/PFYR-T167526/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T167526/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1027-9293a
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