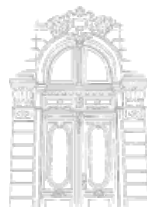


# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

RENOVATED FARMHOUSE FROM THE 15TH CENTURY, NEAR THE CITY.



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— FRANCE —

## RENOVATED FARMHOUSE FROM THE 15TH CENTURY, NEAR THE CITY.

This charming 15th-century Provençal farmhouse has been completely renovated in keeping with its authentic character. It sits on a beautiful one-hectare (2.47 acres) plot on the edge of a quiet residential neighborhood, 10 minutes by car north of Alès.

A stroll through the garden takes you to the swimming pool 10x5 meters (33 x 16 feet), the pétanque court, the truffle oak grove and a small stream below, which joins two popular hiking trails. Part of the land is constructible.

The farmhouse is organized to provide two large, separate apartments, connected by a laundry room, for a possible bed & breakfast activity.

Access to the first apartment is via a magnificent terrace that can accommodate a large table.

The kitchen is atypical and attractive, with its exposed stonework, vaulted ceiling and old fireplace.

An office and two storage rooms are an extension of the kitchen. Across the hall is a bedroom with a sublime en-suite bathroom. On the garden level, 8 beautiful vaulted cellars could be converted into additional rooms.

The second apartment, arranged over two floors + a mezzanine, comprises 6 bedrooms, 5 shower rooms and 5 toilets. The kitchen and dining area is located in a beautiful room with a very high, sloping ceiling. It opens onto a large sheltered terrace, perfect for cool summer meals.

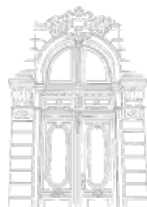
A property that offers peace and space, yet is very close to the town center and shops.

Contact : Emilie Crouzet +33 6 95 74 22 06.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Prix : 999 900 € FAI

Réf. 1737AGEC PP.



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