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L'Immobilier d'Exception
FRANCE

FORMER WINE FARMHOUSE AND ITS VAST OUTBUILDINGS



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L'Immobilier d'Exception
— F R A N C E —

FORMER WINE FARMHOUSE AND ITS VAST OUTBUILDINGS

Located in a charming Gard village, this exceptional property is an 18th-century stone-built former winegrower's farmhouse. Its location offers direct proximity to renowned sites such as the Pont du Gard, the towns of Uzès and Avignon, and the TGV train station. What's more, it's right next to the freeway and just 30 minutes from the nearest airport and 50min from Montpellier airport.

The property:

This Mas de caractère spans 611m² of living space for 14 bedrooms, divided into two separate dwellings plus an independent single-storey office, offering a multitude of possibilities. Extensive outbuildings, storage areas and garages total 290m², all built on approx. 3450m² of land.

It is also possible to combine these two dwellings to create a single house.

A large automated wrought-iron gate flanked by two imposing pilasters gives access to a discreet private courtyard of approx. 250m², around which the dwellings and outbuildings are laid out.

The first dwelling is a 320m² "maison de maître" in need of renovation. It has ground-level access and opens onto a magnificent walled garden planted with trees. At the heart of the house, you'll find a superb stone-hemmed staircase with its magnificent railing leading to the two upper floors. A kitchen, a living room, a sitting room with fireplace, 7 bedrooms (one on the first floor) and a laundry room. The facade and roof were completely redone in 2023.

From the courtyard, another door leads to a staircase that leads to a 9-room apartment with a surface area of 245m², in excellent condition. It comprises a pleasant living room with fireplace, a large kitchen, 7 bedrooms and 4 bathrooms. Currently rented on a seasonal basis, it generates a good rental yield. The apartment also benefits from a large, peaceful 135m² terrace, ideal for entertaining. The roof has been recently overhauled.

In addition, you'll find an air-conditioned 2-room office, accessible on the ground floor from the reception courtyard. With a surface area of 39m², it is surrounded by more than 290m² of 3 garages and storage spaces, as well as a charming dovecote.

Below, a vast area of over 2000m² hosts a magnificent 15m x 5m swimming pool (with a depth ranging from 1.5m to 2.5m), a private, floodlit tennis court, and a pétanque court. There's also a large PoolHouse with a bar, which can also be used as a gym.

This space is a real asset, offering calm and privacy, with no vis-à-vis. Please note that this is the only flood zone on the property.

ACQUISITION OPTIONS :

- An adjoining wine cellar, 2 2-room apartments, a small building comprising 4 apartments with garages and parking, a house and a hangar. All set on 1,800m² of land representing 487m² of living space, which is rented out with a comfortable rental yield, as well as 410m² of outbuildings.

- A 12,841m² parcel of land just behind the property is subject to flooding.

Price on request.

Our opinion:

This magnificent 18th century winegrowing Mas, set in idyllic surroundings, offers an exceptional opportunity. With its potential for renovation, it is ideal for bringing to life your plans for a main residence or creating a lucrative tourist activity. The vast spaces, outbuildings and multiple purchase options offer incredible flexibility to meet your needs.

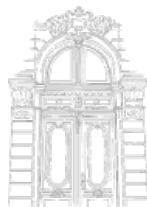
Imagine enjoying the tranquility of the location, relaxing by the pool and hosting unforgettable parties. This property offers a true oasis of serenity, combined with historic charm. Let your imagination run wild to exploit its full potential.

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Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Prix : 1 500 000 € FAI

Réf. 1684TL PP.



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