PONCET & PONCET

L'Immobilier d'Exception

FRANCE

19TH CENTURY MAS AND ITS 2 ANNEXES, TO RENOVATE.

www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET
L'Immobilier d'Exception
FRANCE

19TH CENTURY MAS AND ITS 2 ANNEXES, TO RENOVATE.

Location :
Situated in the heart of Gard, this magnificent 19th-century stone country house offers a peaceful retreat away from urban hustle and bustle. Only 15 km from Alès, 25 km from Uzès, and 40 km from Nîmes, this property boasts an ideal location, combining tranquility with proximity to amenities. Montpellier Airport is approximately 75 km away, facilitating international travel. Nestled at the end of a secluded lane and surrounded by lush greenery, this home is a true oasis of calm and serenity.

Description :
The main house, with a generous living area of 270 m², is set on a single contiguous plot of 4.3 hectares, ensuring complete privacy and optimal land use without any separated parcels. The reception areas comprise three salons totaling 117 m², perfect for family gatherings or entertaining guests. An elegant stone staircase leads to the upper floors, where you will find six spacious bedrooms. One of these opens onto a vast 60 m² terrace, offering an impressive view of the surrounding countryside. A 42 m² room, currently used as an attic with exposed roofing, can be customized to your desires.

This home also features a 40 m² underground wine cellar, ideal for wine enthusiasts. Two bathrooms and two independent water closets enhance the comfort of this house. A romantic space, perfect for reading, is nestled in the middle of the grounds under the shade of oak trees, providing a unique spot for relaxation.

Additionally, an independent 85 m² barn and a third structure serving as a garage with two storage areas and a carport further enhance the property's appeal. A tennis court completes this exceptional estate.

Our Opinion :
This family home, rich in history and charm, requires a renovation that respects its authentic character. The roofs, non-existent heating system, and septic tank need attention. However, the electrical system has been recently updated with minor anomalies, and the property is not located in a flood zone nor subject to any easements.

The surrounding vegetation, composed of oaks, pines, olive trees, and other Mediterranean species, gives this place an enchanting setting. For lovers of nature and tranquility, this country house represents a rare opportunity to acquire an exceptional property, both close to amenities and secluded in its peaceful haven.
At CHRISTIE'S, we see this mas as a blank canvas ready to be transformed into a magnificent and unique living space.

Contact : Thierry LALLEMAND +33 6 62 51 94 07

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Prix : 980 000 € FAI