



898 000 €

Buying mas

7 rooms

Surface : 195 m<sup>2</sup>

Surface of the land : 18500 m<sup>2</sup>

Year of construction : 1650

Features :

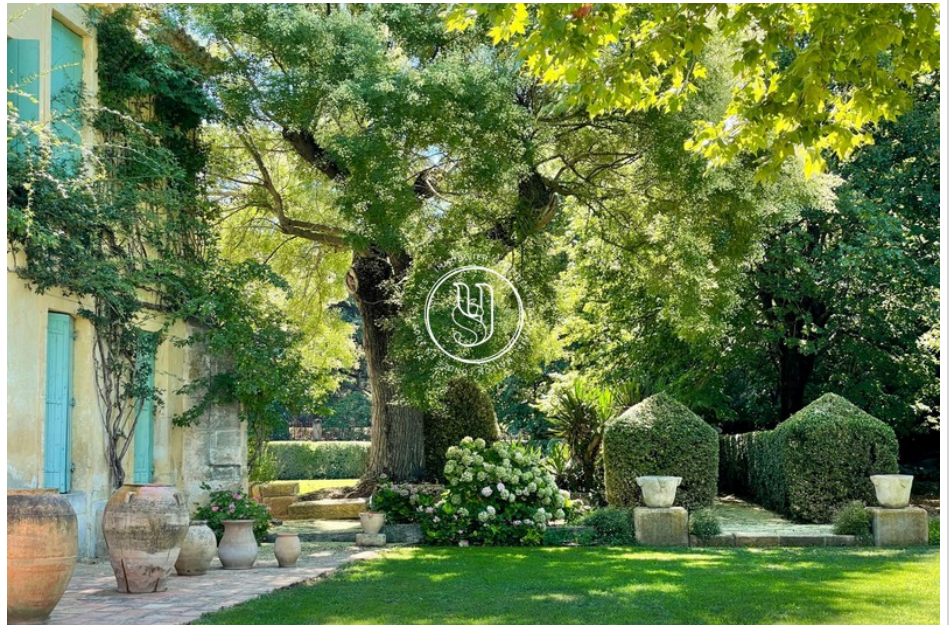
Pool, Fireplace, Automatic gate

4 bedrooms

5 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F



## Mas 3352 Nîmes

In the countryside, but close to everything and not isolated, this beautiful property with its irresistible charm has its origins in the 17th century, before being modified over the centuries by its successive illustrious owners. On arrival, the visitor is invited to join the farmhouse by a majestic alley of blue cedars and lagertroemias, leading to the imposing sculpted pillars of the main gate. Then follows a parking area - allowing for the accommodation of numerous guests - a 100m<sup>2</sup> garage that can provide substantial storage, and a second outbuilding of 40m<sup>2</sup>. A second, equally charming, old gate gives access to the 19th century pleasure garden, with its lawns and delicate boxwood paths, real jewels in the middle of the park. This most romantic atmosphere enhances the building. There is also a charming greenhouse and an old rock garden which add a certain cachet to the property. The living area of the manor house comprises a lounge with a view of the boxwood garden, a dining room, a kitchen and an entrance hall leading to the ashlar staircase. On the ground floor, a study and a bathroom. On the first floor, 4 bedrooms with bathroom and shower room or bathroom. In addition, there is a surface area of approximately 60m<sup>2</sup> to be restored, bringing the surface area of the farmhouse to over 250m<sup>2</sup>. A unique opportunity to acquire a remarkable farmhouse, which has retained its charm of yesteryear.

Fees and charges :

898 000 € fees included

Document non contractuel

07/05/2024 - Prix T.T.C

