



# Immocab Cévennes

www.immocab.com

ALÈS

04 66 54 56 47

875 000 €

For sale mas

11 rooms

Surface : 352 m<sup>2</sup>

Surface of the living : 58 m<sup>2</sup>

Surface of the land : 8393 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, bed and breakfast and cottage, air conditioning, fireplace, stones, double glazing, DPE GITE B et A

7 bedroom

2 terraces

1 bathroom

4 showers

5 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

27/04/2024 - Prix T.T.C



## Mas 675 Anduze

NEAR ANDUZE - Magnificent Mas with an independent gite located in an exceptional green setting with a superb view, quiet and not overlooked! The property offers a large farmhouse of 320m<sup>2</sup> with 4 bedrooms, a beautiful kitchen open to a living room with fireplace, 1 bathroom and 2 shower rooms. Not adjoining and separated by a charming patio, it also offers a comfortable gite of 105m<sup>2</sup> living space including an equipped kitchen open to a living room, 2 bedrooms and 2 bathrooms. Outside, on a closed and raised ground of 8393m<sup>2</sup>, a beautiful well exposed swimming pool of 10x4 having a large beach in travertine, a large terrace with its magnificent plane tree and vast meadows which can accommodate animals or vegetable gardens. No work needed, tranquility assured, ideal for seasonal rentals or large families. To discover without delay!

Fees and charges :

875 000 € fees included



IMMOGAB CEVENNES - 12 rue Balore - 30100 Alès

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Carte professionnelle n°3001 2018 000 037 541 CCI du Gard - RCS 809075104 Nimes

Code NAF 6831Z. - SIRET 80907510400012 - Garantie financière : GALIAN 89 rue de la boetie.75008 paris. 120000 € - Document non contractuel