

845 000 €

Contact agency  
**IMMO CAB CEVENNES**

12 rue Balore  
30100 Alès

04 66 54 56 47 / contact@immocab.com

**For sale mas**

**11 rooms**

**Surface : 352 m²**

**Surface of the living : 58 m²**

**Surface of the land : 8393 m²**

**Year of construction : 1800**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Chambre d'hôte et Gîte, 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

04/05/2025 - Prix T.T.C



### Mas 675 Anduze

NEAR ANDUZE - Magnificent Mas with an independent gîte located in an exceptional green setting with a superb view, quiet and not overlooked! The property offers a large farmhouse of 320m² 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 gîte of 105m² living space including an equipped kitchen open to a living room, 2 bedrooms and 2 bathrooms. Outside, on a closed and raised ground of 8393m², 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 :

845 000 € fees included

