



STYLES
IMMOBILIER - PARIS

0033(0) 952 346 611

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www.styles.fr

1 260 000 €

Buying mas

Surface : 321 m²

Surface of the land : 4350 m²

Year of construction : 1650

Exposition : Sud ouest

View : Panoramique

Inner condition : Good

External condition : Good

Features :

Pool, Climatisation, Fireplace, Double Glazing, Automatic Watering

7 bedrooms

5 terraces

2 bathrooms

3 showers

6 WC

6 parkings

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

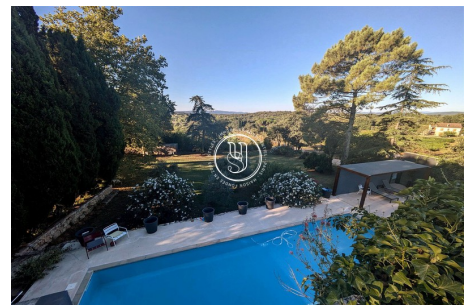
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22/12/2024 - Prix T.T.C



Mas 3845 Barjac

Superb 17th-century farmhouse on the edge of the Ardèche, whose authenticity and renovation are a delight to behold; a setting with a breathtaking view of Mont Bouquet, the Cévennes foothills and Mont Lozère. This residence, nestling in a green setting where cedars, olive trees, cypresses, hackberry trees, an orchard and a rose garden all contribute to preserving a lush natural environment, is made up of several buildings - like a hamlet - linked by a calade (cobble lane). Calm, space, light and a gentle way of life are the watchwords here. On the right as you enter the property, the first building houses two spacious bedrooms (32 m² and 37 m²) carefully renovated in a sober, elegant style. Both have en suite shower rooms and a large, south-facing stone terrace above the 75 m² saltwater swimming pool, with its perfectly landscaped surrounds. The main building features a genuine 70 m² duplex suite (with independent access) with two large bedrooms and a bathroom, all superbly renovated, and extended by a west-facing stone terrace. The living room, from which you can admire the panoramic view thanks to a magnificent steel window and terrace, is elegantly separated from the fully-equipped kitchen by a glass roof. A comfortable lounge with its library and monumental fireplace, three bedrooms and a shower room on the first floor complete the central house. A shaded patio creates a charming transition to the final 46 m² building, featuring a terrace, living room, open-plan kitchen, bedroom and shower room bathed in light. Vaulted cellars, a well and a natural spring, guaranteeing a sustainable water supply, add to the high quality features of this unique property, a perfect blend of preserved old features and modern comforts.



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