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## Isolated property, guest rooms, cottages, swimming pool, com

**Ruoms** , **Ardèche** , **Auvergne-Rhône-Alpes**



# €890,000

inc. of agency fees

10 Beds    1 Baths    465 sqm    22 ha

Ardèche Sud, about 20 minutes drive through wonderful landscapes, partly along the river, in the heart of 22 hectares of private land, close to the tourist sites of the Ardèche, this magnificent stone...

### At a Glance

<b>Reference</b>	MFH-MHF00514	<b>Near to</b>	Ruoms	<b>Price</b>	€890,000
<b>Bed</b>	10	<b>Bath</b>	1	<b>Hab.Space</b>	465 sqm
<b>Land</b>	22 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ardèche Sud, about 20 minutes drive through wonderful landscapes, partly along the river, in the heart of 22 hectares of private land, close to the tourist sites of the Ardèche, this magnificent stone property, tastefully renovated, combines charm and comfort. Nestled in the heart of nature while remaining close to shops and schools, it will seduce you as soon as you arrive. The main house, spread over three levels, includes a 60 m2

reception room, a dining room, 10 bedrooms, 3 kitchens, 7 bathrooms, 2 large mezzanine offices, a storeroom, a gym and a cellar. A unique property, offering an ideal space to welcome family and friends, or to develop a professional project. Outside, several terraces surround the house, a swimming pool invites you to relax, and the vast grounds are perfect for long walks in the countryside. The property benefits from spring water and is connected to the community waters as well. Nearby, rivers and streams on the land offer idyllic swimming spots. Finally, an old barn at the entrance to the land can be renovated to create an additional 120 m<sup>2</sup> of living space (subject to administrative permits).

## Summary

Property type:	Farmhouse
Bedrooms:	10
Bathrooms	1
Price	€890,000

## Key Information

Internal Area:	465 sqm
Land Area:	22 ha

## Location: Auvergne-Rhône-Alpes





## Gallery









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