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Beautiful Mediterranean Mas with B&B for sale near Nîmes

Nîmes , Gard , Occitanie



€1,400,000

inc. of agency fees

17 Beds 10 Baths 900 sqm 9780 sqm

Beautiful Mediterranean Mas with B&B, pro kitchen , garages, storage, spa, swimming pool and et on a large park near Nîmes in the Gard (Occitanie).

At a Glance

Reference	MFH-MSA39934	Near to	Nîmes	Price	€1,400,000
Bed	17	Bath	10	Hab.Space	900 sqm
Land	9780 sqm	Pool	Yes	Land Tax	€6000.00

Property Description

This fabulous B&B property is situated close to many historical and geographic spots; La Camargue and Provence, close to Nîmes, Le Pont du Gard and its Roman Arenas. It's a typical Mediterranean stone Mas, all enclosed by high wall and set on over 2 acres of land, with its own helicopter landing pad for visitors and

clients.

The Mas is operating as a B&B but could easily be used as a restaurant with its professional kitchen fully equipped. It is composed of a a spacious private house 4 bedroom house, 12 suites with baths and showers, garages, storage, spa, pool and park.

THE ACCOMMODATION

The Owners House

- living room and dining room, fully equipped kitchen, 4 bedrooms, office, bathroom, ... - 170 sqm

The Bed & Breakfast

- 12 master suites with bathrooms all equipped with baths and showers, private bar - 287 sqm
- professional kitchen - 43 sqm
- breakfast room - 55 sqm
- tower - 25 sqm
- meetings room - 22 sqm
- laundry - 60 sqm
- storage - 19 sqm
- cold room - 12 sqm
- attic - 70 sqm
- heating room - 7 sqm

OUTSIDE

- many covered parkings
- easy maintenance
- park with many trees and mediterranean plants
- walls all around the property
- helicopter pad

ADDITIONAL INFORMATION

- the property can be divided into two independent houses if required
- 360 degree visit available on request

ABOUT THE AREA & ACCESS

- Town at 5 minutes with all amenities
- Nîmes at 15 minutes
- motorway entrance at 7 minutes
- close : Provence, Camargue, Pont du Gard

Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Is near the Coast? ✓

And Before You Ask

- Condition: Good general condition
- Heating System: Central heating (gas)
- Reason for selling: Retiring
- Currently lived in: Yes
- Condition of Roof: Very good condition
- Drainage: Septic up to norms
- Gas Supply: Mains town
- Land Tax: €6000.00

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	17
Bathrooms	10
Price	€1,400,000

Key Information

Year Built:	1980
Internal Area:	900 sqm
Land Area:	9780 sqm
Floor:	1
How many Outbuildings:	3
Number of Fireplaces:	2

Property Features:

- ready to function and possibility to make a restaurant
- Private property all closed by walls with an helicopter station
- great potential
- Close to historical points : Pont du Gard
- Close to arena de Nimes and Camargue
- TGV station at 5 minutes
- Lovely property at 7 minutes from Nîmes

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Occitanie



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