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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

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

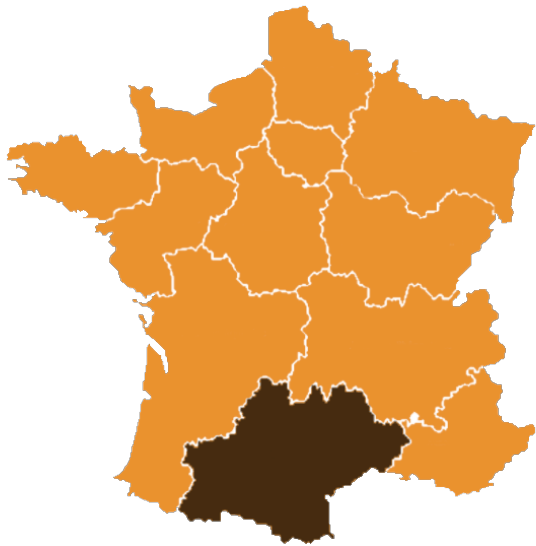
Year Built:	1980
Internal Area:	900 sqm
Land Area:	9780 sqm
Floor:	1
How many Outbuildings:	3
Number of Fireplaces:	2

### 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**



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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