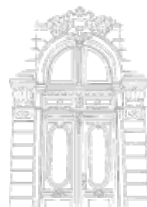


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

3 HOUSES ON A VAST 8-HECTARE PROPERTY



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*L'Immobilier d'Exception*  
— FRANCE —

## 3 HOUSES ON A VAST 8-HECTARE PROPERTY

Located between the Gorges de l'Ardèche and the Cèze Valley, this vast property enjoys an exceptional setting. Nestled in absolute tranquility yet close to amenities, it offers a peaceful lifestyle while providing access to numerous activities. You will be just 1 hour from a TGV train station and 1.5 hours from Montpellier Airport. The region is rich in tourist attractions such as the Chauvet Cave, Vallon Pont d'Arc, and the Anselm Kiefer Foundation.

### Description:

This property is a vast estate remarkable for the quality of its environment. Spanning 8 hectares of nearly uninterrupted land, it was once an entry point to an old mine.

You will enjoy three individual houses, two of which are single-story, each offering breathtaking views of the water and surrounding landscape:

- First house (F7, 245 m<sup>2</sup>, single-story): 2 living rooms, dining room, open kitchen, 3 bedrooms, 1 office, laundry room, and a large garage.
- Second house (F3, 131 m<sup>2</sup>): 2 bedrooms, bathroom, garages, and a terrace overlooking the water.
- Third house (85 m<sup>2</sup>, also single-story): Can also serve as a reception hall, featuring an open kitchen, bathroom/toilets, and a terrace by the water.

The estate includes a body of water fed by the property's well, equipped with two oxygenation systems, as well as a magnificent heated and covered swimming pool (13m x 5.5m), surrounded by 200 m<sup>2</sup> of poolside areas, with toilets and a shower nearby.

Several garages and annexes complement the property, including two large storage buildings:

- 750 m<sup>2</sup> hangar with independent access at the back of the property, rented out for €7,500 per year.
- 450 m<sup>2</sup> hangar with high ceilings, a recently renovated roof, and a fully paved floor, suitable for conversion into a single-story reception hall.
- 3 large garages.

The heating system is a mixed combination of underfloor heating, heat pump, central heating, and gas boilers.

Finally, the property is equipped with various facilities: stables, aviary, easy parking, well with water and electricity throughout the estate.

### Our Opinion:

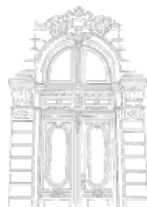
This property is ideal for developing a hospitality business, hosting private events, or simply enjoying an exceptional lifestyle with family and friends. The vast outbuildings offer numerous opportunities for development. With its outstanding setting and infrastructure, this estate presents an excellent investment opportunity in the heart of a historically rich region.

Contact: Thierry LALLEMAND +33(0)6.62.51.94.07

Information about potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Prix : 1 684 000 € FAI

Réf. 1470 AGTL PP.



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