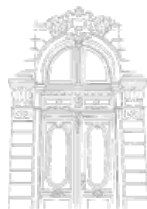


PONCET & PONCET

L'Immobilier d'Exception
FRANCE

TWO FORMER STONE SILKWORM FARMS, FULLY RENOVATED ON 3.6 HECTARES OF LAND.



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Ideally located in the Gard region, near the town of Alès, this exceptional property enjoys a strategic location nestled in 3.6 hectares of greenery, offering absolute tranquility.

Only 40 minutes from the Nîmes TGV station, 90 minutes from Montpellier Airport, and 40 minutes from Uzès, this property provides a preserved natural setting while remaining close to main transport routes.

The Property:

This unique estate, composed of two former stone spinning mills fully renovated in 2021, offers a total living area of 650 m².

- The first mill, with 300 m² of living space, includes a reception office, a small lounge, six suites, one of which is a bridal suite, and a 110 m² reception room with a stone fireplace opening onto a large terrace with breathtaking views of the surrounding nature.

- The second mill spans 350 m² and features two F3 apartments (4 bedrooms), sharing a fully equipped kitchen and a large living room with a monumental stone fireplace and impressive ceiling height, along with a mezzanine offering a space for relaxation and reading. It also includes a large outdoor terrace with a summer kitchen and a relaxation area.

There is a vaulted room, a professional kitchen, an independent studio, and a laundry room + workshop.

The beautifully wooded grounds boast a splendid cedar, many tall trees, fruit trees, and a spring feeding a magnificent pond, as well as a natural cave nestled beneath the estate's stone arches.

For your leisure, there is a swimming pool, a pétanque court with a shelter/outbuildings, a greenhouse, a chicken coop, and an old Protestant tomb, all adding a unique charm to this property.

A large parking area easily accommodates guests and visitors, and a majestic wrought-iron gate opens onto this character-filled estate, complete with wide terraces with dry-stone walls and a beautiful cliff at the back of the property, enhancing the overall serenity.

Our opinion:

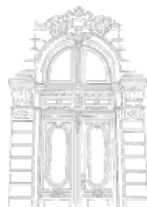
This estate is a true gem, perfect for a family project or an event venue. Weddings, seminars, spiritual retreats, or luxury guesthouses—this property offers endless possibilities. Completely renovated with quality materials, equipped with Wi-Fi and fiber optics throughout the estate, it is ready to host future projects with events already booked for 2025 and 2026. A unique opportunity, sold largely furnished, for those passionate about authenticity and exceptional heritage.

File available upon request / Contact Thierry LALLEMAND: +33 (0)6 62 51 94 07

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Prix : 1 490 000 € FAI

Réf. 1883AGTL PP.



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