

Urgent

#### Geographical situation

Located alongside a hamlet with a dominant situation, this property is located near a river and on the GR "du chemin de Stevenson", 15 min from Florac at an altitude of 650 m.

#### Housing description

It is a building with exposed shale stone walls or plastered. Very well exposed (south - west) and beautiful view.

Terraces and shale stone access. This private part is independent to the accommodation part ; there is a living part of 149 m<sup>2</sup> with : a dining room (24 m<sup>2</sup>), a lounge with chimney (25 m<sup>2</sup>), a kitchen (17 m<sup>2</sup>), 4 bedrooms which 3 with private bathroom, a washroom. Water and sanitation are communal ; wood structure, lauze roof ; central heating with oil fuel. The whole is in very good state and daily maintained.

#### Exploitation description

The accommodation part includes :

- **3 independent** bed and breakfasts which could accept 2 to 4 persons and 8 persons for the largest
- **5 guest rooms** with each one their charms
- **3 trailers** fitted with a bathroom/sink area for 2 persons
- **1 professional kitchen** of 24 m<sup>2</sup>, **1 dining room** of 46 m<sup>2</sup>, a reception-bar area and a **games room** of 43 m<sup>2</sup>
- **Outbuildings** : workshop, office, laundry, cellars...

With a capacity of 40 sleeping berths, this structure may be taken over by a couple. The accommodation part is sold furnished and thus immediately workable.

The land, adjoining the reception, is arranged in a small garden shaded by centenary trees, lawn, terrace, heated pool and external jacuzzi. There is some water source's rights. The whole having an excellent location because it is located at the crossroad of the National Park of Cévennes, the Mont-Lozère and the Gorges du Tarn.

#### Other details description

Rural tourism (p)

Residential

Sale price	629 000 € SFNI*
Main purpose(s)	Rural tourism-accommodation, Guest house, Rural tourism-accommodation, Gîtes,
Secondary purpose(s)	Rural tourism-accommodation, Camp site, Residential,
Total living space	165 sqm
Number of rooms	7
Total number of bedrooms	4
Undeveloped land	<b>72 a 45 ca</b>
Reference of property	48R2194

\*HFS : Hors frais de Safer

\*FSI : Frais de Safer inclus

Contact :  
**Ghislaine BOISSET**  
04 66 49 00 90  
ghislaine.boisset@safer-occitanie.fr

**Safer Occitanie**  
09 70 10 20 30  
service-ctir@safer-occitanie.fr  
www.safer-occitanie.com

