

Mas Chirols



MAS ARDECHOIS 15th Century - 436m² - 17 rooms - 10 bedrooms - 17000m² with swimming pool

924,000 € Fees payable by seller

Ref : 69303DD

We are going to take you to CHIROLS in Ardèche Méridionale, (18km from Aubenas - 10km from Vals les Bains - 45km from Privas), some information is needed to situate this village which overlooks the high valleys of the Ardèche and Fontaulière, accessible from the Veyrières bridge dam, the village of Chirols welcomes you in its peaceful setting...

Made up of several hamlets clinging to the mountain of Sainte-Marguerite, accessible to the most courageous by a small, adventurous and winding road, before offering you a breathtaking view of the Monts d'Ardèche.

'The commune of Chirols only dates back to 1854. According to Pierre Charrié, there is mention of a 'Cariolum' as early as the 10th century, and of the 'mansi de Chirols' as early as 1281. There was a church dedicated to St Madeleine, replaced in 1846 by a new one dedicated to Notre-Dame. The commune of Chirols undoubtedly arose from the transformation of this church into a branch, with a parish priest, Abbé Delaygue, who was to play a decisive role' Source: chirols.fr (we can provide you with the history of Chirols on request)

And now let's discover this exceptional property!

Let's go straight to the heart of the matter and delve into the history of this authentic and atypical renovated 15th century fortified farmhouse with 436m² of living space - 17 rooms - 10 bedrooms on 4 levels.

There is a private area - 5 bedrooms, 3 wc, 3 shower rooms, a dressing room, laundry,. Large new fully equipped kitchen. Storeroom. Living room, terrace and independent veranda (patio).

And a commercial part - 5 bedrooms, WC, shower room in each bedroom, new fully-equipped kitchen, lounge, dining room, currently used as 5 guest rooms. A massage room with whirlpool bath and single bath. A terrace. A cellar.

Set in 17279m² of land with orchard and 7x3 heated swimming pool plus four terraces with ornamental pool and ample private parking.

This farmhouse is sold fully equipped and ready for immediate use (training provided). Turnover over 7 months €90,000, with plenty of scope for development (gross margin 87%). Numerous development opportunities are available. Offer a catering service (table d'hôtes), extend the opening period in response to strong demand. Develop wellness services (currently 200 massages per season via a service provider).

Additional benefits

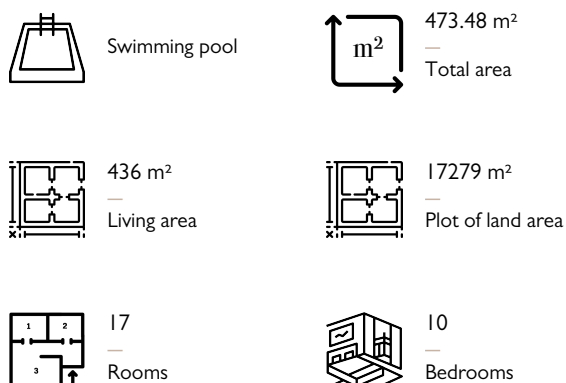
+ Natural spring + Lava stone sauna + Jacuzzi and massage room

+ Central heating (froling) using wood pellets, panels + 8kw self-consuming photovoltaic panels + Micro-water treatment plant

This property offers exceptional potential with panoramic views over the valley and the Ardèche mountains. Suitable for several projects: Ideal for further developing tourism thanks to its unique setting. Perfect for a large family looking for a haven of peace. A sound investment, whether for a personal project or for rental income.

The photos and possibly a visit will convince you that this is the exceptional, atypical property you've been looking for! Please read the ad carefully before asking questions that are answered in the description... If you are not serious, are undecided or just want to visit to pass the time, please DO NOT.

Contact Dominique DELSAUT on 07 83 38 53 56 to share your project, answer your questions and provide you with more information and photos.







Sale - Mas

924,000 € Fees payable by seller

69303DD

📍 07380, Chirols

Details

Condition: Excellent condition
Area: 436 m²
Availability: Free
Style: ANCIEN
View: Panoramic, Countryside
Heating: Convecteur Electric
Hot water: Individual Hot water tank

Property tax: 2,091 €/yearly
Total area: 473.48 m²
Plot of land area: 17279 m²
Orientation: South
Built in: 1600
Waste water: Micro sewage treatment

Services

Whirlpool tub
Double glazing
Jacuzzi
Fence
Spring
Common laundry
Sauna

Fireplace
PVC window
Photovoltaic panels
Outdoor lighting
Fire alarm system
Swimming pool
Spa

Areas

Land, 17279 m²

Floor : Basement

Cellar, 18.12 m²

Floor : 1st

Hall, 7.93 m²

Bedroom, 16.31 m²

Shower room / Lavatory, 4.55 m²

Floor : 2nd

Living-room, 38.2 m²

Bedroom, 15.08 m²

Bedroom

Bedroom, 19.43 m²

Floor : 3rd

Laundry room, 31.58 m²

Walk-in wardrobe, 18.69 m²

Bedroom, 12.74 m²

Bathroom / Lavatory, 3.62 m²

Bathroom, 4.96 m²

Floor : 4th

Living room/kitchen, 69 m²

Shower room / Lavatory, 3.16 m²

Hallway, 2.7 m²

Bedroom, 17.09 m²

Shower room / Lavatory, 5.25 m²

Bedroom, 14.53 m²

Corridor, 10.21 m²

Shower room / Lavatory, 3.44 m²

Shower room / Lavatory, 6.22 m²

Shower room / Lavatory, 4.47 m²

Shower room / Lavatory, 4.8 m²

Bedroom, 10.4 m²

Bedroom, 18.47 m²

Other, 15.74 m²

Terrace, 19 m²

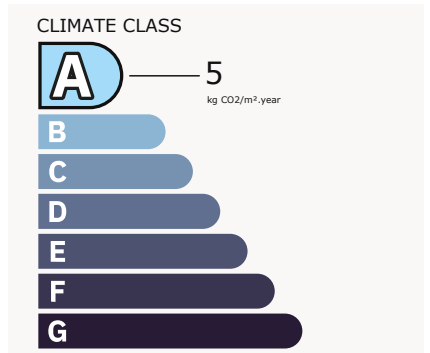
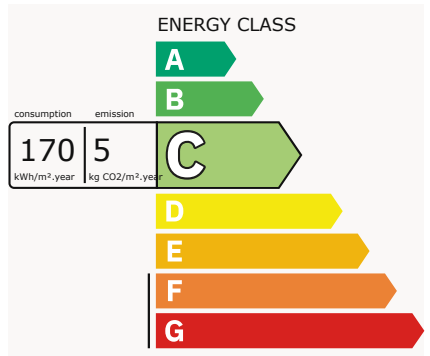
Bedroom, 11.79 m²

Cupboard, 1 m²

Living-room, 30.74 m²

Winter garden, 34.26 m²

Diagnostics



Energy - Final consumption :
70106 kWhEF/m².an (G)

Estimated annual energy costs
for standard use : between
2980 € and 4033 € per year
(including subscription)

Average energy prices
indexed to 01/01/2021

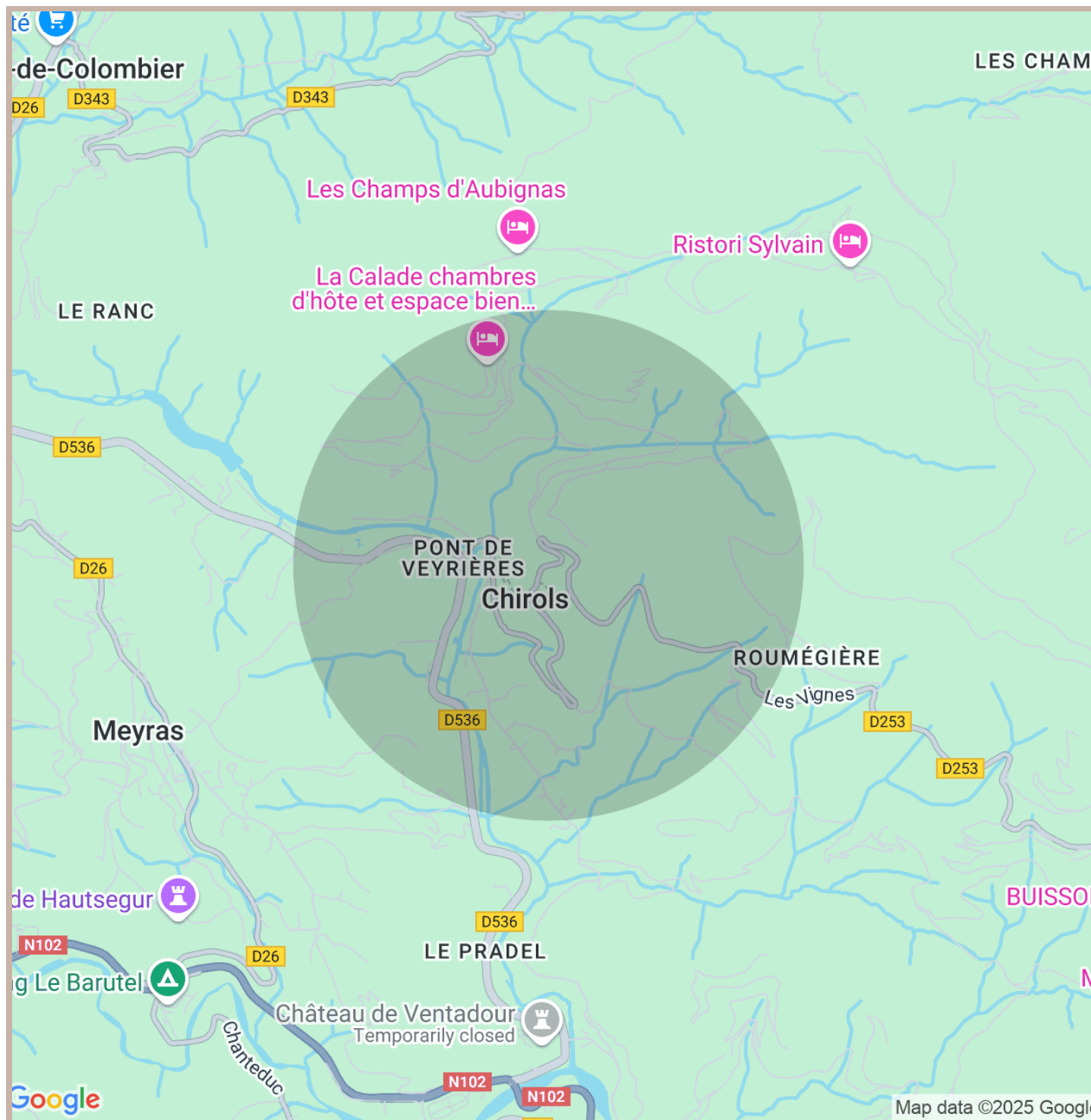
Information on the risks to which
this property is exposed is
available on the Géorisques
website: www.georisques.gouv.fr

Proximities

Movies, 30 minutes
Nursery, 30 minutes
Hospital/clinic, 30 minutes
Public pool, 30 minutes
Supermarket, 15 minutes

Shops, 15 minutes
Bus hub, 30 minutes
Doctor, 30 minutes
Sport center, 30 minutes
Tennis, 30 minutes

Location





DOMINIQUE DELSAUT

+33 7 83 38 53 56

d.delsaut@swixim.com



Swixim Sud - Ouest

64100, Bayonne, France

www.swixim.com/fr/

info@swixim.com

















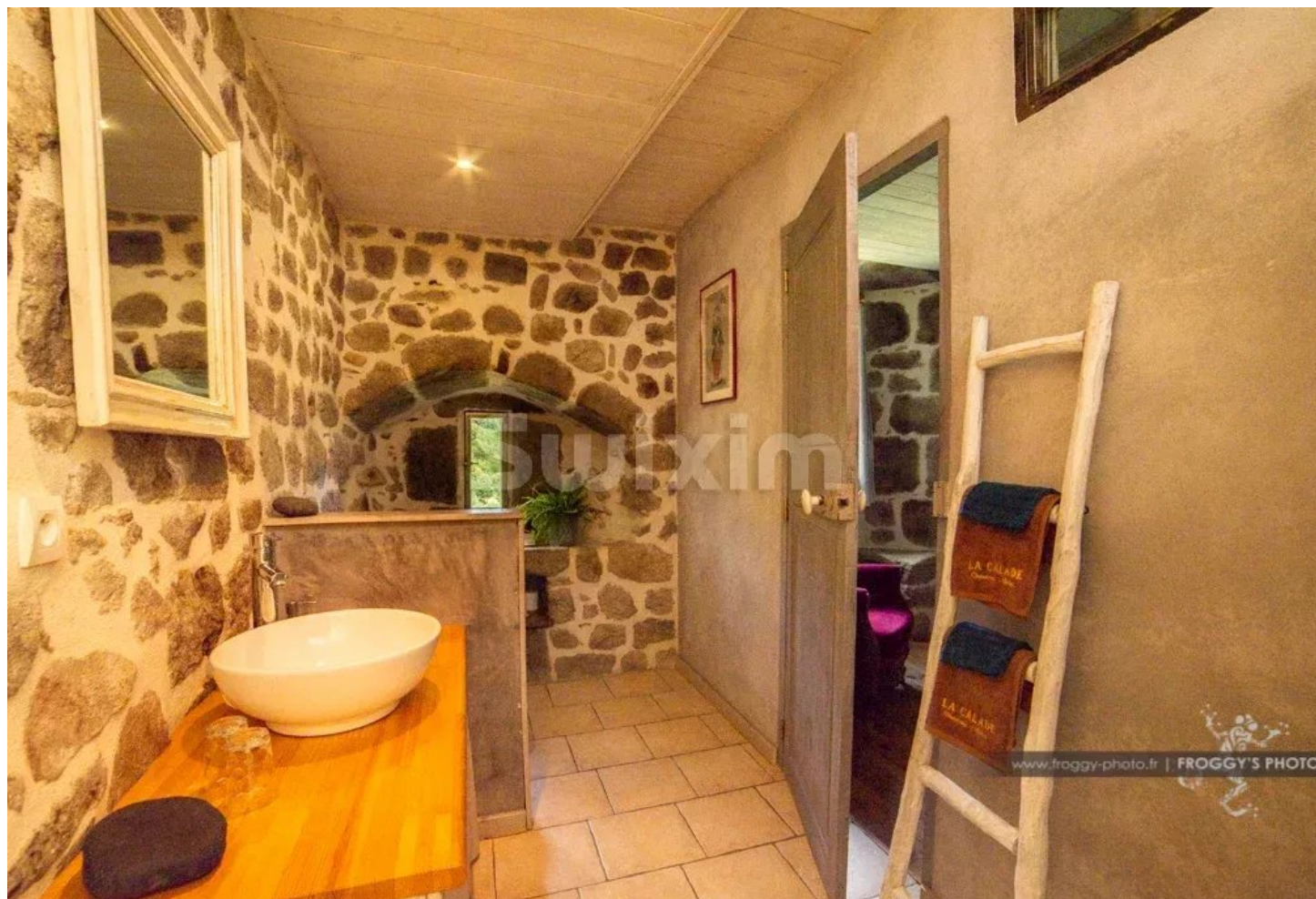




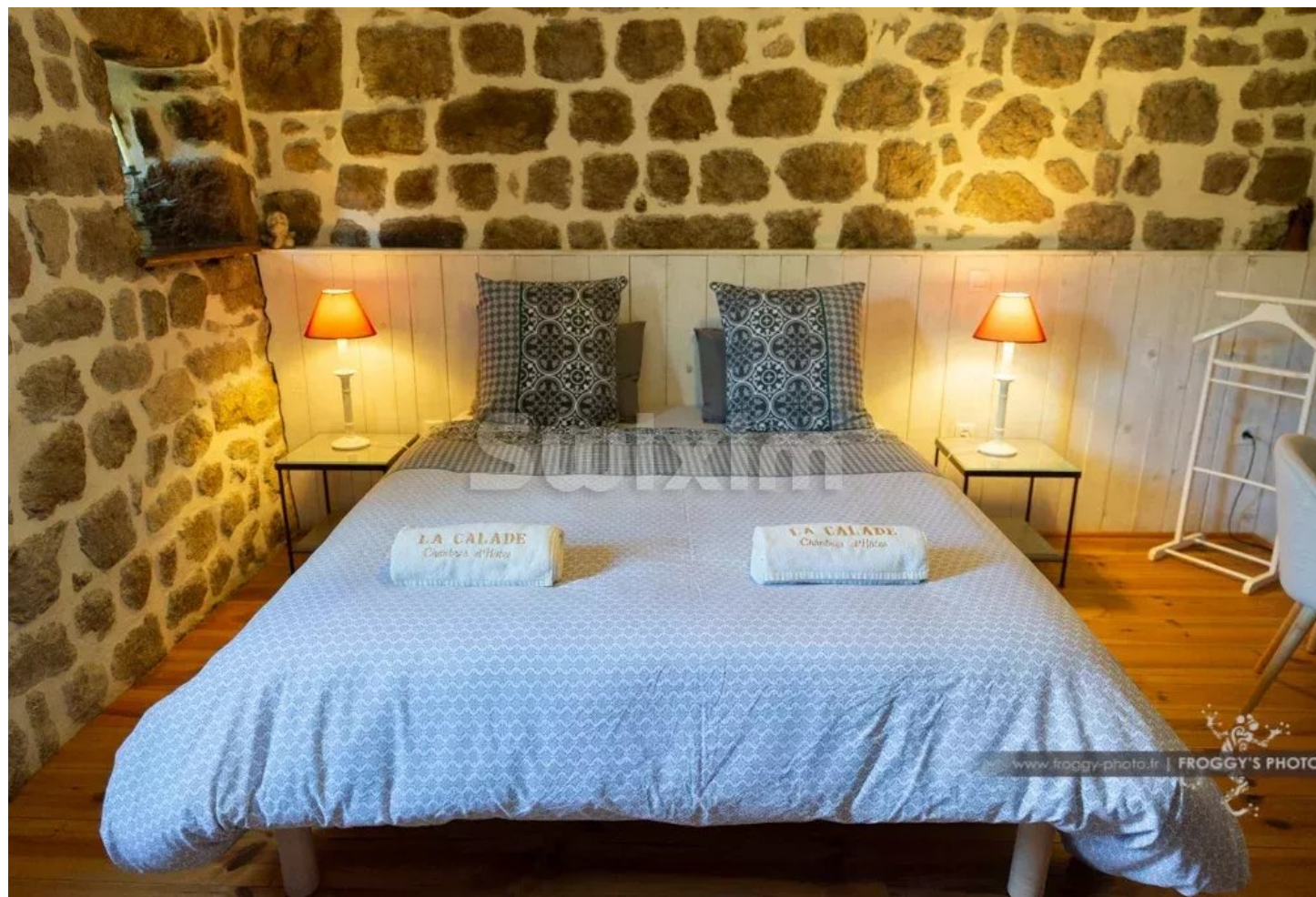


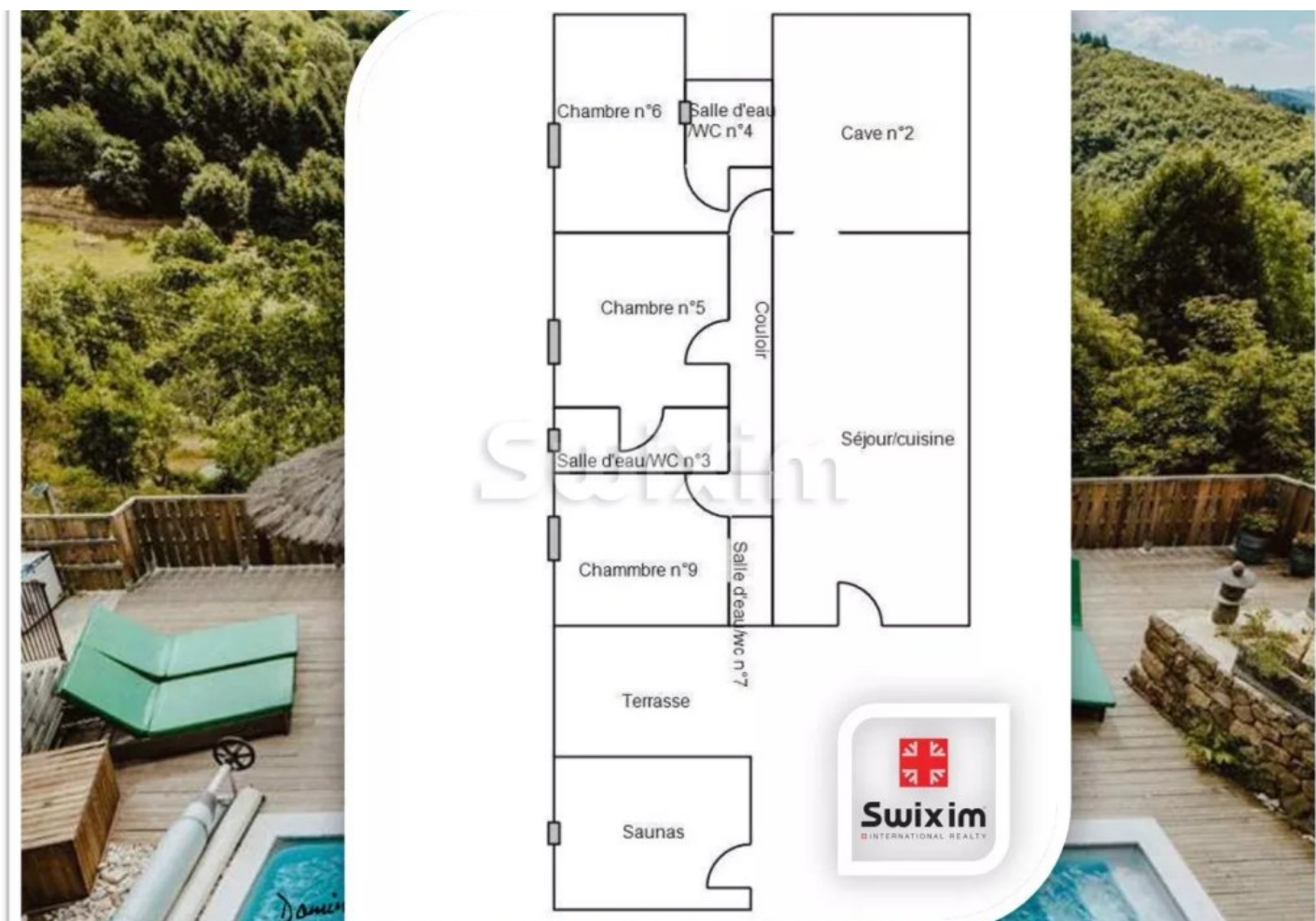
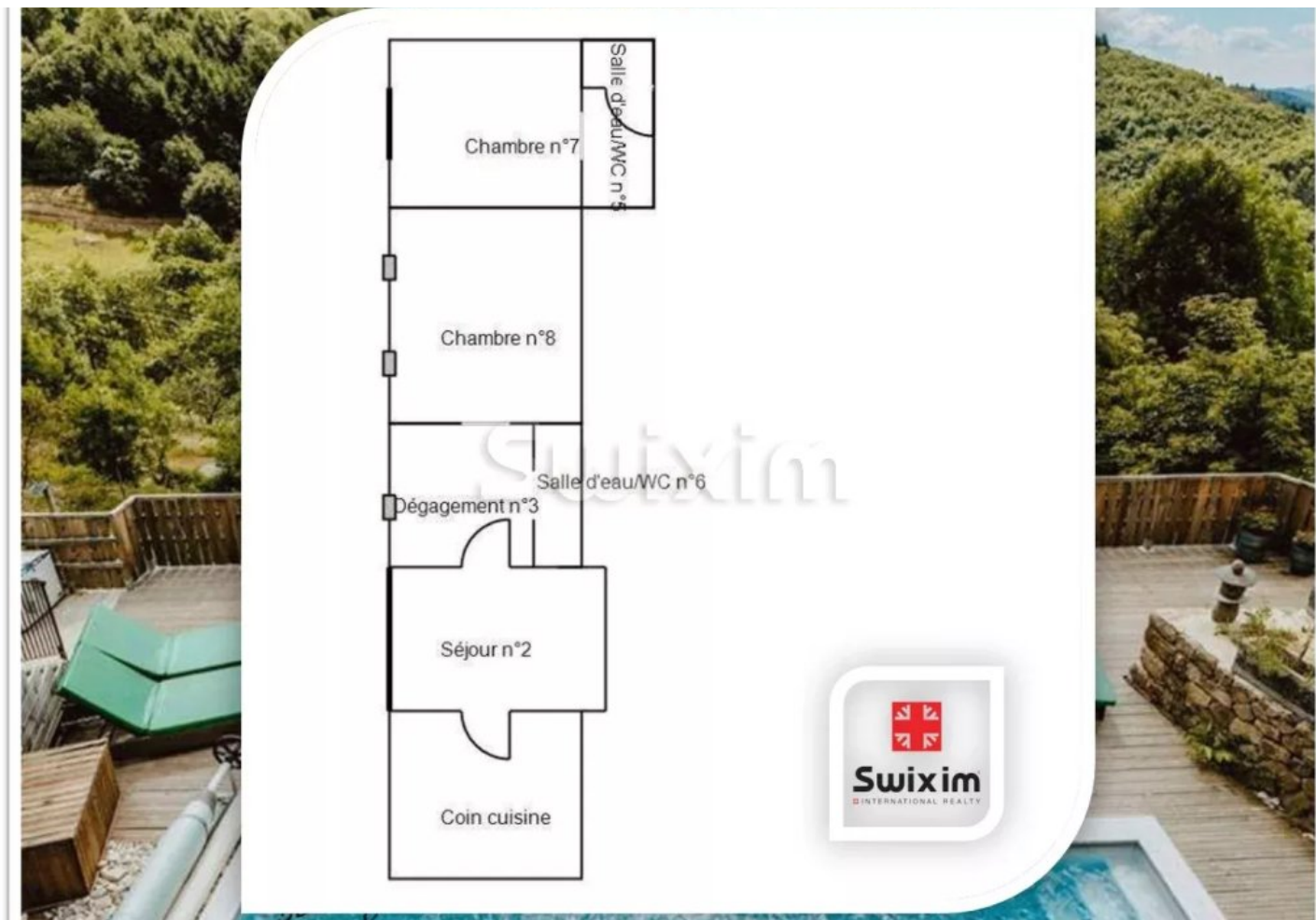


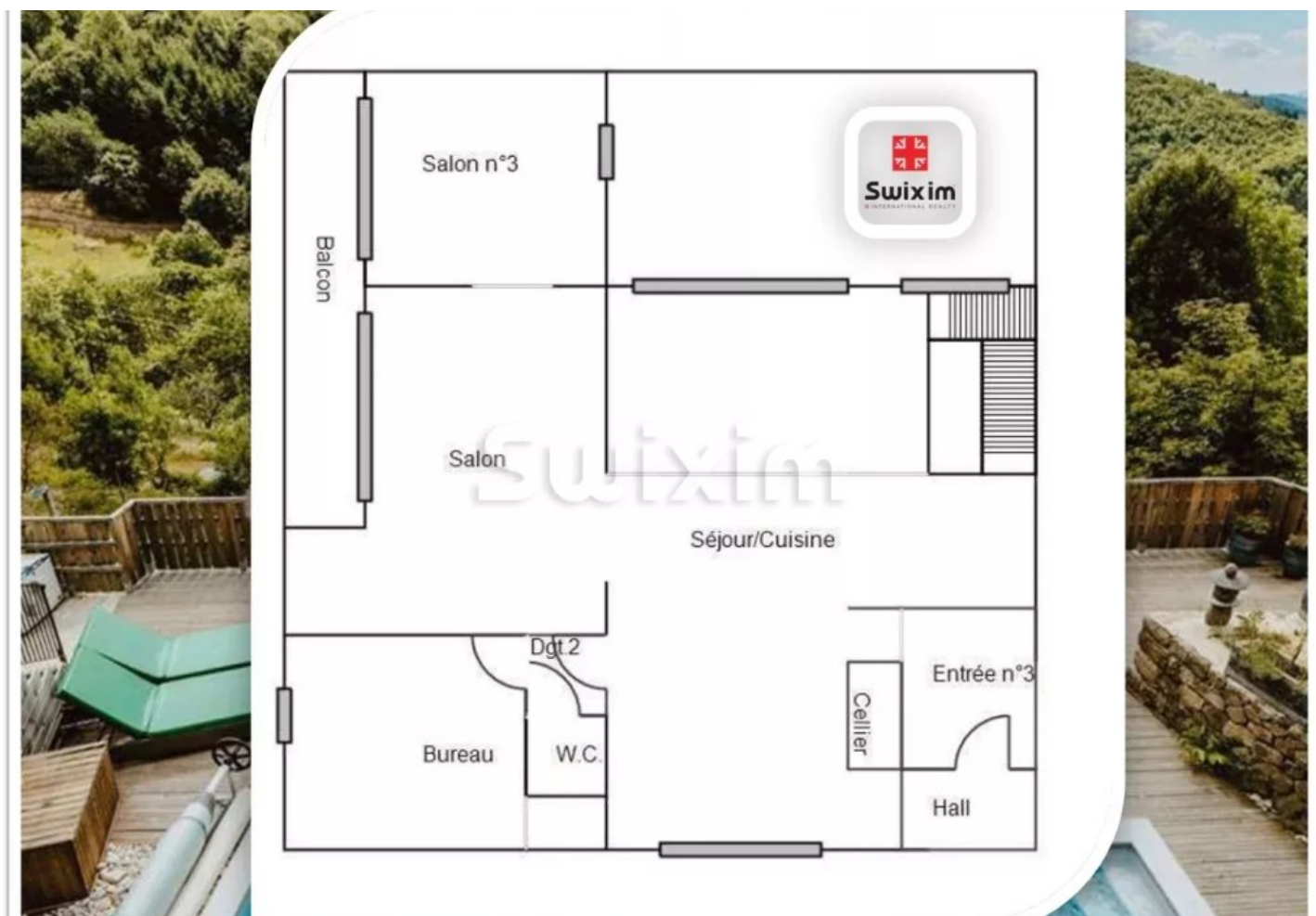
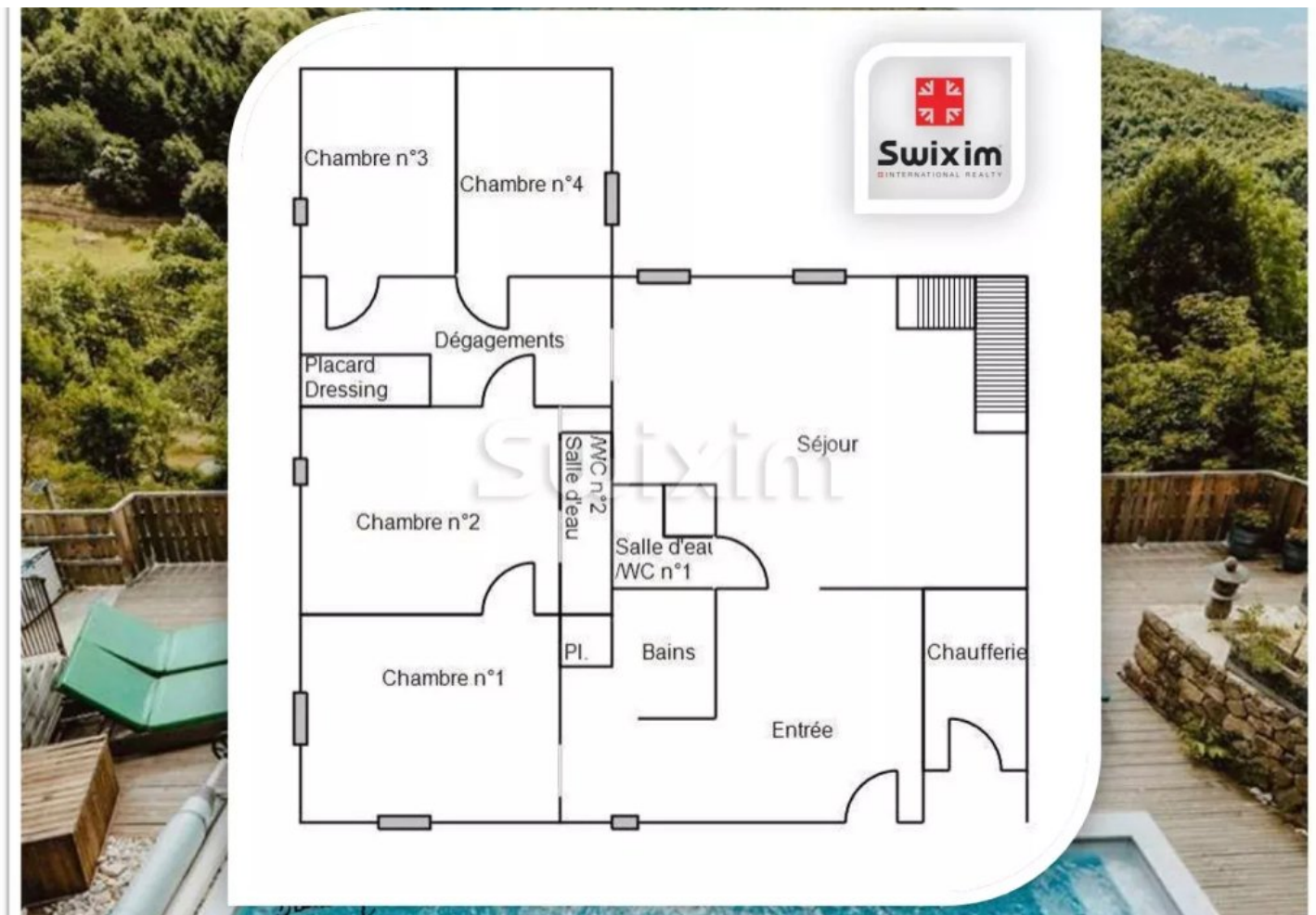


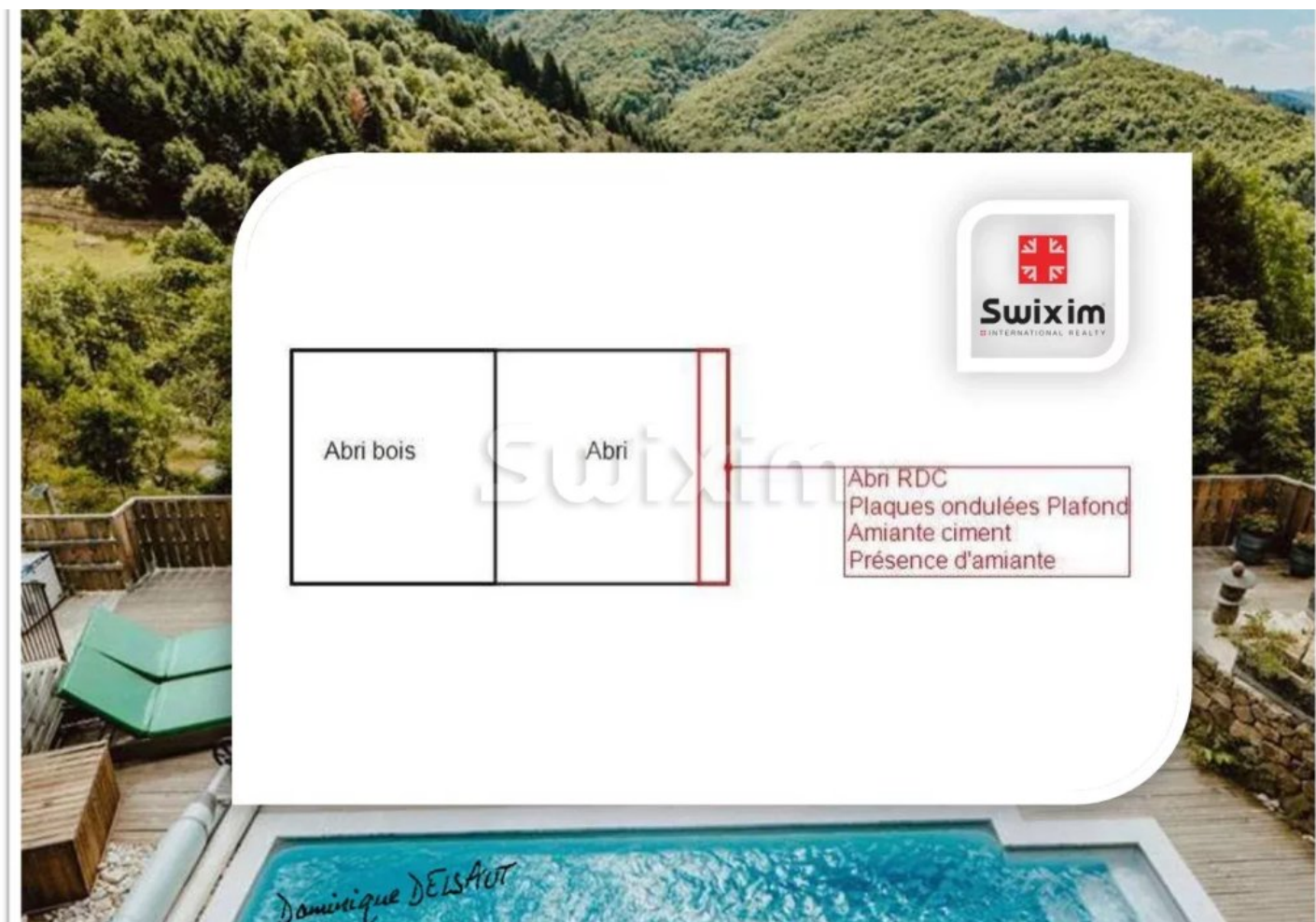












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Dominique DELSAUT
Conseiller en investissement Immobilier
Pour le 1^{er} réseau Franco-Suisse International



07 83 38 53 56 d.delsaut@swixim.com

C'est ce que l'on est qui donne de la valeur à ce que l'on fait

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Témoignage : J'avais contacté Dominique DELSAUT pour une maison en Ardèche, il a été professionnel et disponible pour nous même dimanches et jours fériés. Nous grâce à lui avons acheté une belle maison en Ardèche. 2 ans après, pour des raisons personnelles, je l'ai remise à la vente et l'ai confiée à Dominique. Etant sur les océans pendant de longues périodes, il s'est occupé de tout, la conciergerie, les espaces verts et il a rapidement revendu la maison. Mr. Delsaut est très serviable, disponible et très professionnel. Je le recommande pour acheter votre nouvelle maison, ou la revendre, vous ne serez pas déçu. Cordialement
Jean Luc M, Suisse

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It's who you are that gives value to what you do

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Testimonial: I contacted Dominique DELSAUT for a house in the Ardèche. He was professional and available for us even on Sundays and public holidays. Thanks to him, we bought a beautiful house in the Ardèche. 2 years later, for personal reasons, I put it up for sale and entrusted it to Dominique. As he was on the oceans for long periods of time, he took care of everything, including the caretaking and the landscaping, and quickly sold the house. Mr Delsaut is very helpful, available and very professional. I would recommend him for buying your new home, or selling it, you won't be disappointed. Sincerely Jean Luc M, Switzerland