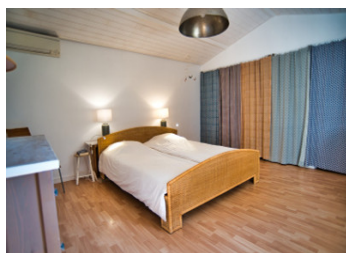


4bed countryside house with garage, pool and spacious garden near UZES.



INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	1
Floor:	188 m2
Plot Size:	6343 m2

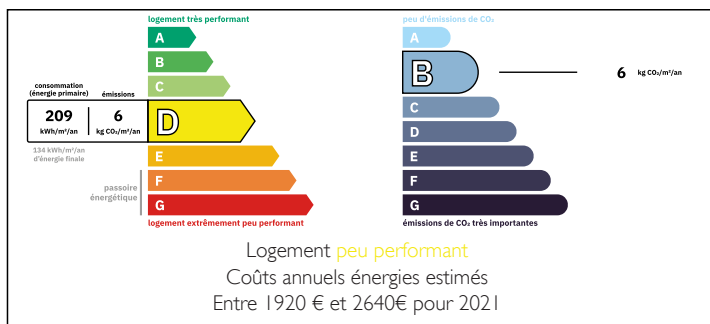


IN BRIEF

Located just 5 minutes from Uzès, this fully renovated 1975 country house with approx. 188 m2 of living space offers an idyllic living environment in exceptional grounds of 6350 m2, where space and nature reign supreme.

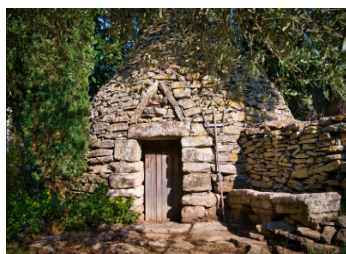
Private equestrian facilities complete this unique ensemble, providing an ideal living environment for nature and horse lovers. Also, ideal for a family with dogs or other animals.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This mainly single-storey home welcomes you with a vast entrance hall leading to a double living room, an open-plan living room/kitchen, 3 bedrooms, a bathroom, a laundry room and a storeroom on the first floor. Upstairs, you'll find a master bedroom, an office and attic space for conversion.

Enjoy two covered terraces facing south and north, as well as a 10x5-meter swimming pool, perfectly integrated into the verdant setting. An outbuilding housing a garage and workshop also offers the possibility of creating an additional dwelling.

The enclosed garden, adorned with 45 olive trees, multi-centenary oaks and a variety of other trees, is home to a charming capitelle, a chicken coop and a vegetable garden. This property boasts quality features such as heat pump heating, water softener, well, automatic irrigation system and fiber optics.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES