

Exceptional 15ha equestrian estate with mas from 15th century within 10 min from Uzès.



## INFORMATION

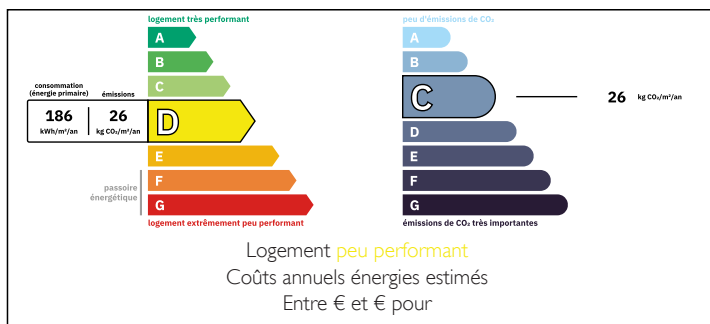
Town:	Uzès
Department:	Gard
Bed:	7
Bath:	5
Floor:	450 m2
Plot Size:	15000 m2

## IN BRIEF

Unique property in a magical, quiet, but not isolated environment, surrounded by vineyards, garrigues and forest. Perfectly maintained, secure and functional equestrian facilities will be a special place for horses and their owners. Located approx. 8 km from Uzès, conveniently situated for connections to airports & TGV at Nîmes (30 km) or Avignon (35 km).



## 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.



## LOCAL TAXES

**Taxe foncière:** 3221 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main house with lots of potential with numerous vaulted rooms in 3 levels of 300 m<sup>2</sup>, needs work to recover all its former magnificence, however its in a good structural condition.

Independent guest house (gîte) with 2 bedrooms, kitchen, living room and bathroom overlooking swimming pool 10x5m.

Fully equipped clubhouse with bar and terrace for BBQ and pizza oven.

Various hangars.

A 40/60m riding arena with microsand silica equestrian floor, automatic watering system and illuminated

1 grassy arena of 30/30m

1 covered riding arena of 20/30m with microsand silica equestrian floor, automatic watering, lighting, mirrors and audio system.

1 Havrincourt type lunging ring 15/30m

1 15m diameter walker for 4 horses

1 500m gallop track

23 PVC floor boxes with automatic watering and Galva feeders

27 paddocks of different sizes with automatic watering and wooden shelters.

4 covered showers with rubber floor + hot water

1 treatment room with solarium

Mechanical workshop with lifting bridge

1 carport for 8/4m truck

1 high flow borehole

Different agricultural machinery.

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