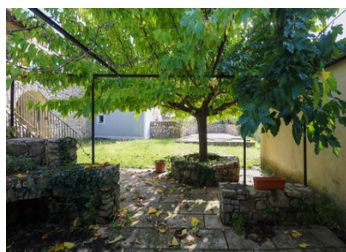


Charming stone house with garden, pool, and spectacular views near Uzès.

EXCLUSIVE



## INFORMATION

Town:	Bouquet
Department:	Gard
Bed:	3
Bath:	3
Floor:	158 m2
Plot Size:	887 m2

## IN BRIEF

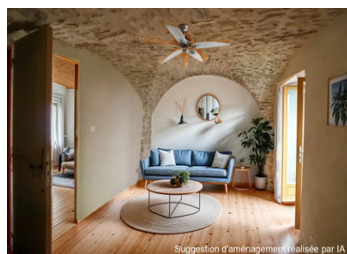
Discover this character-filled 18th-century former shepherd's house, nestled in a hamlet near Uzès. With breathtaking views of Mont Bouquet, this property offers a serene retreat while being conveniently located near Alès (20 km), Uzès with its famous market, and conveniently situated for connections to airports & TGV stations at Nîmes (48 km), Avignon (65 km), and Montpellier (95 km).

## ENERGY - DPE

DPE blank.

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

The property consists of two buildings, connected by a stone footbridge.

### Main house

- Spread over two levels, the main house features a cosy living room that opens onto a terrace, a stunning vaulted dining room, and an equipped kitchen on the ground floor.
- Upstairs, you'll find two bedrooms and a bathroom with a toilet.

### Second Building

- The ground floor includes two rooms to be finished according to your taste and preference, as well as a bathroom with a toilet.
- An exterior staircase leads to a separate apartment with a small living room, a fully equipped kitchen, and a mezzanine with a skylight—ideal as a bedroom or recreation space. A bedroom and an additional bathroom with a toilet complete this space.

### Outdoor Spaces

Enjoy the beauty of the outdoors with an 887 m<sup>2</sup> garden, a terrace, and a swimming pool, all offering magnificent views of Mont Bouquet. The property also includes a non-adjointing plot of 1,475 m<sup>2</sup> (non-constructible), perfect for additional privacy or leisure activities.

### Additional Features

The house is double-glazed throughout and structurally sound, but it currently lacks a heating system and may benefit from some modernization to enhance its charm and comfort.

This property is ideal for those seeking a unique home with rich history, stunning views, and excellent potential to customize to your taste.

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

## LOCAL TAXES

Taxe foncière: 1256 EUR

Taxe habitation: EUR

## NOTES