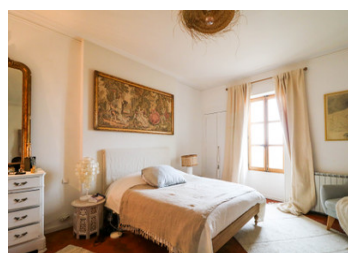


Splendid 19th-century stone house with Mt. Ventoux views – spacious, elegant & full of character.



INFORMATION

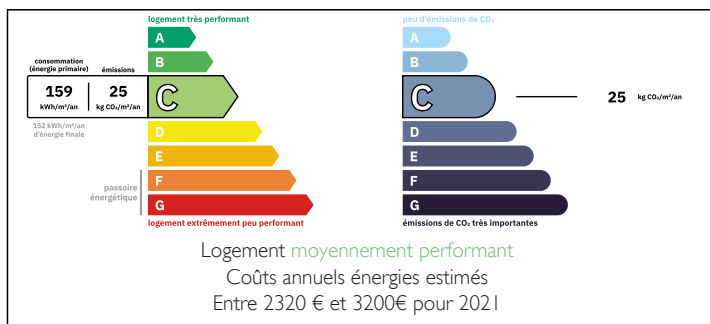
Town:	Uzès
Department:	Gard
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	53 m2



IN BRIEF

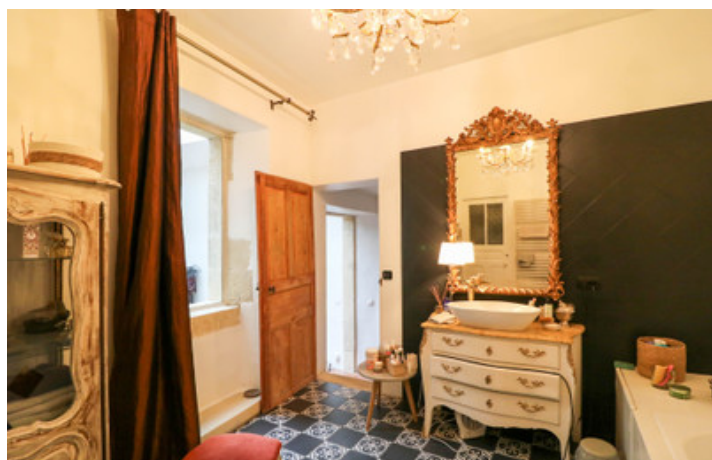
This stunning, originally a winemaker's home is located in a charming village between Nîmes, Sommières, and Uzès (each approx. 20min. away), this exceptional 19th-century stone house offers 265 m² of elegant living space. A high-quality renovation enhances its original character while adding modern comfort. The home features 5 spacious bedrooms, a vast 83m² living area with a fireplace, and a stunning 53m² rooftop terrace with a summer kitchen and breathtaking Mont Ventoux views. Additional highlights include vaulted stone cellars, a sauna, and a 37m² private garage—rare for a village home. Double-glazed windows and central heating ensure year-round comfort, while ceiling fans provide efficient cooling. Ideally located in a village with a train connection to Nîmes and Alès, this home is perfect as a luxurious residence, a guesthouse, or an investment in vacation rentals. A rare opportunity for those...

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

An elegant and spacious interior:

Upon entering, you are greeted by a grand 83m² living space enhanced by a fireplace and exceptionally high ceilings, allowing natural light to pour in through a skylight.

The fully equipped modern kitchen complements the space, ensuring both functionality and style.

A versatile 22m² room on this level can serve as a guest bedroom, study, or office. Separate WC for convenience.

The property also includes vaulted stone cellars for storage and a 37m² garage with an automatic electric gate—a rare asset in a village setting offers secure parking.

Ascending a beautiful stone staircase, the first floor presents four generously sized bedrooms, including two en-suite master bedrooms, all designed for maximum comfort.

A charming 24m² reading lounge provides a quiet retreat, while an additional study or home office adds versatility for remote work or creative space.

At the top level, an exceptional 53m² rooftop terrace offers breathtaking, uninterrupted views of Mont Ventoux and the surrounding countryside. Designed for year-round enjoyment, it features a built-in BBQ, a summer kitchen, and a retractable glass enclosure—ideal for entertaining or unwinding in a spectacular setting.

A dedicated wellness area with a sauna and shower enhances the property's luxurious appeal.

Additionally, an approx. 25m² attic presents an exciting opportunity for extra accommodation, a creative studio, or even an additional terrace.

Perfectly Positioned for Comfort and Investment
Set in a lively yet peaceful village, this home benefits from a train station on the Nîmes-Alès route, ensuring easy access to major cities....

LOCAL TAXES

Taxe foncière: 773 EUR

Taxe habitation: EUR

NOTES