

Magnificent house in town centre with pool, guest house, terrace, garden, garage and views of Eure Valley.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	7
Bath:	4
Floor:	242 m <sup>2</sup>
Plot Size:	452 m <sup>2</sup>



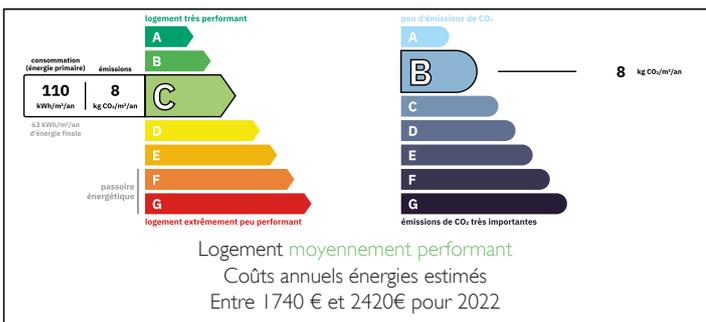
## IN BRIEF

Nestled in the heart of Uzès, just minutes from Place aux Herbes and overlooking the Eure Valley, this exceptional property seamlessly blends authentic charm with modern comfort. Set in a lush garden, it features a heated Roman-style pool, a travertine terrace, and a shaded seating area perfect for relaxation.

The main house boasts spacious, light-filled interiors, including a 60 m<sup>2</sup> living area with a gas fireplace, open kitchen and dining area flowing onto a travertine terrace, creating an inviting indoor-outdoor living space. It also includes five bedrooms, three bathrooms, three separate toilets, and a storeroom. A 60 m<sup>2</sup> garage provides parking for two cars plus extra storage.

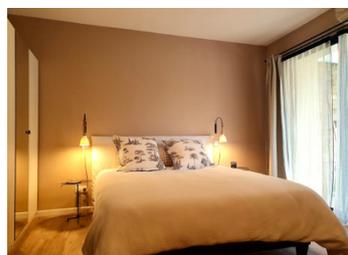
The independent guesthouse includes a kitchen, living room, two bedrooms, and a shower room, with a private terrace ideal for guests.

## 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

A Blend of Charm, Comfort & Investment Potential

Location:

- Nestled in the heart of historic Uzès just a short stroll from Place aux Herbes, where one of the most beautiful markets in the South of France is held every Saturday. This lively market showcases the region's finest fresh produce, cheeses, wines, artisan goods, and Provençal specialties, all set in a charming square with cafés and historic arcades.

- Overlooking the Eure Valley and just steps away, this serene natural retreat offers scenic walking trails, historic aqueduct ruins, and shaded picnic spots—an idyllic escape for nature lovers seeking tranquility and beauty, all within moments of the town centre.

An Harmonious Blend of Space & Elegance:

Set within a lush garden, the property consists of a spacious five-bedroom family home and an independent two-bedroom guesthouse, all opening onto beautifully landscaped grounds featuring a heated Roman-style swimming pool (2m x 8m) and a travertine terrace with a shaded seating area perfect for relaxation. Large openings throughout the home flood the interiors with natural light, enhancing the sense of space and serenity.

The Main House Includes:

At Garden Level:

Living Room - (60 m<sup>2</sup>) dining area, kitchen, air conditioning, gas fireplace

Bedroom 1 - (15 m<sup>2</sup>)

Bedroom 2 - (10 m<sup>2</sup>)

Shower Room - (5 m<sup>2</sup>)

Separate Toilet 1 - (1 m<sup>2</sup>)

Upstairs:

Bedroom 3 - (14 m<sup>2</sup>) with air conditioning

Dressing Room - (13 m<sup>2</sup>)

Bedroom 4 - (26 m<sup>2</sup>) with ensuite and air conditioning

Ensuite Shower Room - (5 m<sup>2</sup>) with shower and sink

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES