

## Exceptional Provençal Estate - On 2 Hectares between Avignon, Uzès and Nîmes with Proven Income Potential



## INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	16
Bath:	12
Floor:	700 m2
Plot Size:	20000 m2



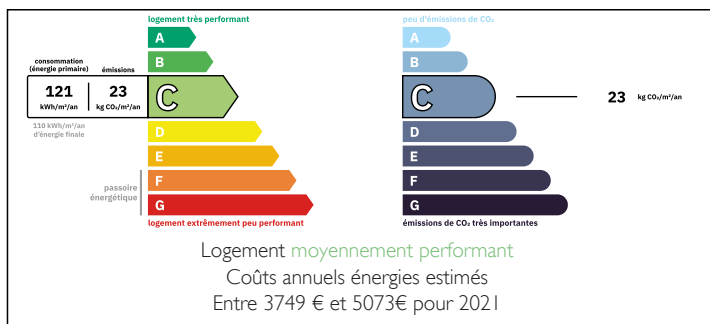
## IN BRIEF

Over 1,000 m<sup>2</sup> of living space on around 2 hectares in a peaceful and prestigious setting - A perfect choice for a private estate, luxury guesthouse, or hospitality investment

### Highlights:

- 3 independent buildings, offering flexibility for private use, rental, or hospitality
- 16 bedrooms, 12 bathrooms including en-suite guest rooms
- Independent apartments and a 250 m<sup>2</sup> secondary house
- Stunning pool, covered terraces, summer kitchens, bars and outdoor dining areas
- Fitness area and 2 hammams for wellness and relaxation
- Event-ready: ideal for weddings, receptions, and guest accommodation
- Olive grove with 80 trees & 3 private boreholes
- Triple garage, carports, and multiple utility areas

## 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

Leggett International - Karen Stride is delighted to present this Exceptional Provençal Estate – Over 1,000 m<sup>2</sup> of Living Space on 2 Hectares – Ideally situated between Avignon, Uzès & Nîmes

Set in a peaceful and highly sought-after location, this rare property offers a true haven of tranquility in the heart of Provence. Nestled on approximately 2 hectares of beautifully landscaped grounds, the estate is composed of three independent buildings, totalling over 1,000 m<sup>2</sup> of living space, with 16 bedrooms, 12 bathrooms, large pool, reception areas, and an array of features dedicated to comfort, wellness, and hospitality.

Designed for flexibility and versatility, the estate is perfectly suited as a prestigious family residence, a luxury guesthouse, an event venue, or a rental investment property.

Three Separate Buildings Offering Comfort and Versatility:

The first building is fully independent with its own private access and boasts 10 bedrooms and 7 bathrooms. It features expansive, light-filled living and dining areas, a fully equipped kitchen, a reception hall, multiple utility and storage rooms, a hammam, a wellness area, a swimming pool with sun decks, outdoor dining spaces, and a vast covered terrace with a summer kitchen — ideal for entertaining guests or hosting private events.

The second and third buildings are arranged around a charming courtyard with a fountain, complemented by a covered terrace, summer kitchen, and bar, creating an intimate and welcoming atmosphere.

The second building contains two independent apartments. The ground-floor apartment includes a large open kitchen with dining area, a living room, a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES