

Beautiful Provençal 3bed villa and stone Mazet with pool and garden, on the edge of the garrigue, 4 km UZES.

EXCLUSIVE



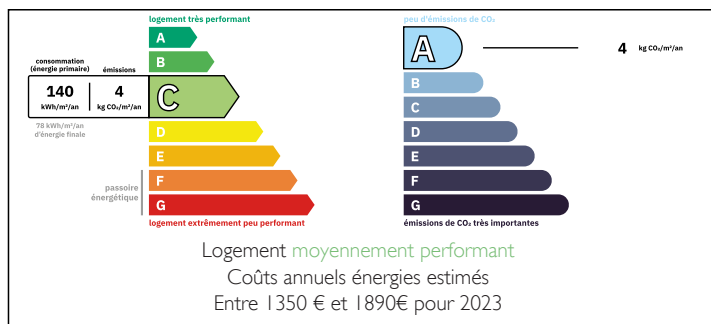
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	3
Floor:	195 m2
Plot Size:	1800 m2

IN BRIEF

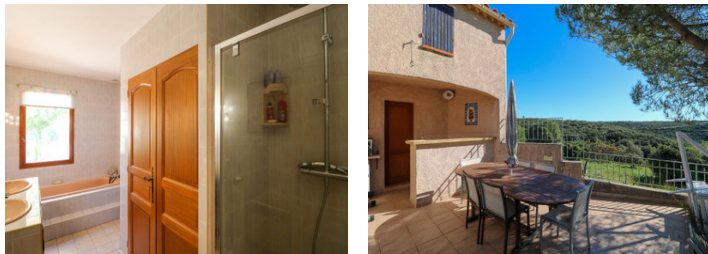
Located in a highly sought-after village, this charming, south-facing property benefits from a peaceful setting with no overlooking neighbors and breathtaking open views. The village offers excellent amenities: a school, two restaurants, a post office, two tennis courts, and shops just 2 km away. It is surrounded by numerous picturesque hiking and cycling trails. The Pont du Gard, a UNESCO World Heritage site, is only 9 km away, while TGV connections and airports are easily accessible via Nîmes (25 km) or Avignon (35 km). The A9 motorway is just 15 km away. Whether as a permanent home, holiday retreat, or rental investment, this property is a rare opportunity close to Uzès.

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

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MAIN HOUSE (140 m² single storey, build in 1990)

- A gate opens onto the first part of the grounds with direct access to the garage, including a storage mezzanine and a thermodynamic water heater.
- The entrance leads to 2 bedrooms,
- a spacious living room (55 m²) opening onto the terrace, garden, and pool, with an open fitted kitchen,
- Separate WC
- Bathroom with bathtub, double sinks, and Italian shower.
- Extending from the living room, a glazed lounge with mezzanine sleeping area opens onto a terrace overlooking the garrigue.
- The master bedroom with en-suite shower room and WC connects to the summer kitchen, garden, and pool.
- Next to the kitchen, a utility room with washing machine, sink, water softener, inverter and batteries for solar panels connects to an inner courtyard and a storage room/wine cellar.

Swimming pool: 12m x 5m.

Behind the pool, four steps down lead to the Mazet.

MAZET (55 m² in old stone) – excellent rental potential

- A small gate opens onto a gravelled courtyard and terrace, shaded by a large bay laurel tree, perfect for relaxing siestas.
- Entrance directly into a spacious living room with open fireplace and small fitted open kitchen.
- Shower room with shower, sink, WC.
- Storage room with washing machine and cupboards.
- Bedroom with washbasin and vanity unit.

A large private gate provides access to a wide space with pétanque court/parking area, fish pond, olive trees, and a garden shed.

Practical & Technical Highlights:

LOCAL TAXES

Taxe foncière: **2000 EUR**

NOTES