

Exceptional character stone house with pool, guest chalet and landscaped garden near Uzès.

EXCLUSIVE



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	102 m <sup>2</sup>
Plot Size:	6180 m <sup>2</sup>

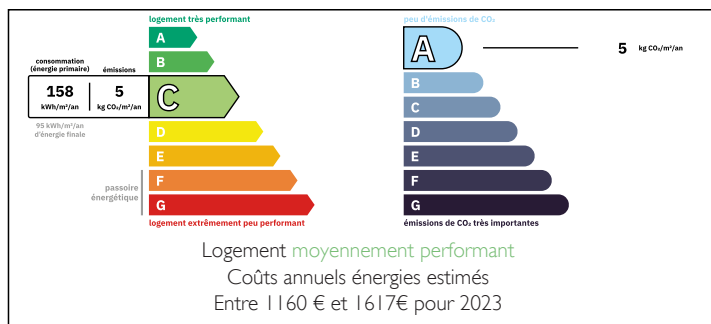
## IN BRIEF

This exceptional south-facing stone house combines authenticity, comfort and a wonderful lifestyle setting. Fully renovated in 2017, the property enjoys complete privacy in a beautifully landscaped enclosed garden planted with Mediterranean species, mature pine trees and shaded relaxation areas.

The property benefits from a peaceful environment with no overlooking neighbours while remaining close to village amenities including restaurants, school, post office and tennis courts. Numerous walking and cycling trails surround the village. The Pont du Gard is only 9 km away, with easy access to Nîmes, Avignon, TGV stations and airports.

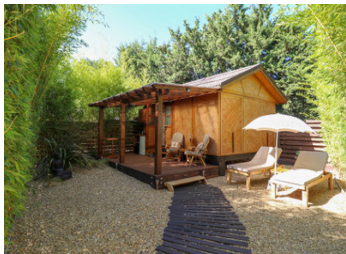
This rare property is ideal as a permanent residence, stylish holiday home or seasonal rental investment close to Uzès (6 km).

## 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

Main Stone House (Approx. 84 m<sup>2</sup>) offers on the ground floor:

- Beautiful fully equipped kitchen (17 m<sup>2</sup>) opening directly onto the terrace overlooking garden
- Cosy living room and lounge area (24 m<sup>2</sup>)
- Office (9 m<sup>2</sup>), could be also as 2nd bedroom or TV room
- Separate WC
- Laundry room (4 m<sup>2</sup>)
- Additional kitchen / workshop space (7 m<sup>2</sup>)
- Outside WC

ON the 1st floor:

- Main bedroom with dressing area (11.5 m<sup>2</sup>)
- Shower room with WC (6.2 m<sup>2</sup>)

Independent guest accommodation - Charming chalet (18 m<sup>2</sup>):

- Bedroom area
- Shower room with WC

Ideal for guests, seasonal rental or home office

Exterior Features:

- Magnificent landscaped garden with Mediterranean plants
- Mature pine trees creating a peaceful atmosphere
- Fully enclosed and private grounds
- Large shaded pergola ideal for outdoor dining
- Beautiful 8 x 4 m swimming pool
- South-facing terraces
- Shaded carport
- Workshop / storage shed created from a containers

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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: **622 EUR**

Taxe habitation: **EUR**

## NOTES