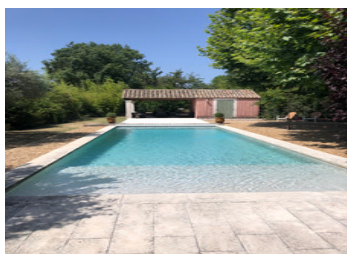


Elegant Provençal bastide with heated pool & landscaped garden, near UZES.



INFORMATION

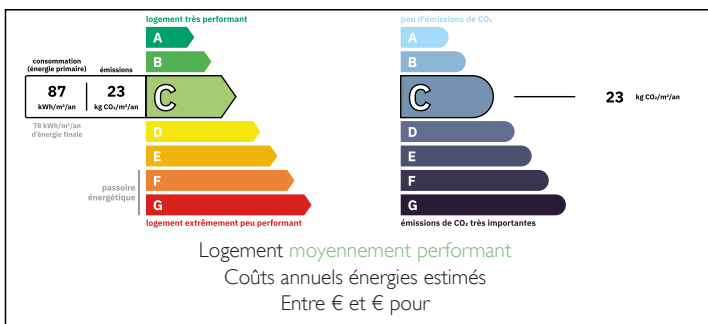
Town:	Arpaillargues-et-Aureillac
Department:	Gard
Bed:	4
Bath:	1
Floor:	200 m ²
Plot Size:	3000 m ²

IN BRIEF

Hidden from view within beautifully landscaped grounds of approximately 3000 m², this elegant Provençal bastide perfectly captures the charm and authenticity of southern French living. Built in 1999 using reclaimed old materials and finished to a high standard throughout, the property combines timeless character with modern comfort. The peaceful setting, shaded terraces beneath mature plane trees and heated swimming pool create an exceptional outdoor lifestyle ideal for entertaining and relaxation. Offering generous living spaces and refined finishes, this rare property would suit a main residence, luxury holiday home or tranquil retreat in the South of France.

Located in a village with restaurants, grocery store, bakery, doctor, pharmacy, cycle path to Uzes (distance 4 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.



LOCAL TAXES

Taxe foncière: **2180 EUR**

NOTES

DESCRIPTION

This elegant south facing bastide offers generous volumes, refined materials and a harmonious layout designed for comfortable Mediterranean living.

Ground floor:

- Spacious and light-filled living area of approximately 60 m²
- Open-plan lounge and dining room
- Fully equipped high-quality kitchen
- Independent ground-floor bedroom
- Direct access to terraces and gardens

First floor:

- Three elegant bedrooms
- Spacious master suite
- Shower room
- Family bathroom
- Bright and peaceful sleeping area with garden views

Exterior:

- Spacious garage 43 m²
- Landscaped grounds of approximately 3000 m²
- Heated swimming pool (12 x 4 m) with electric pool cover
- Large shaded terrace beneath mature plane trees
- Beautiful outdoor entertaining and dining spaces

Central underfloor heating and air-condition.

A rare and elegant property combining character, serenity and quality amenities for buyers seeking authenticity and discretion in the South of France.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>