

Character home with pool, guest suite and landscaped garden, 15 mins from Uzès.



INFORMATION

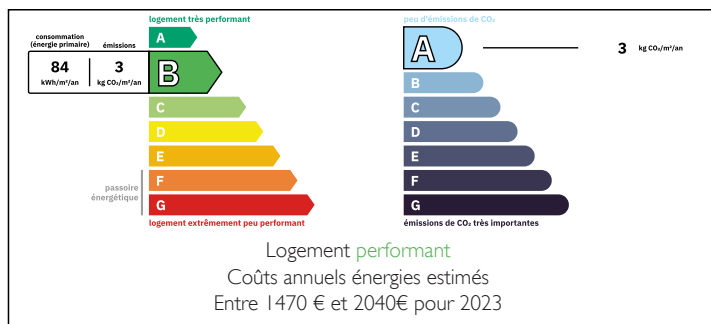
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	1950 m2

IN BRIEF

Richard Singer of Leggett Immobilier is delighted to present just 15 minutes from Uzès, in a sought-after village surrounded by beautiful countryside, this elegant south-facing home combines the quality and comfort of a modern build with the character of a traditional Provençal property. Set within a beautifully landscaped garden, it offers around 185 m² of light-filled living space, a large swimming pool, an independent guest bedroom/gîte and excellent features for year-round living or hospitality use.

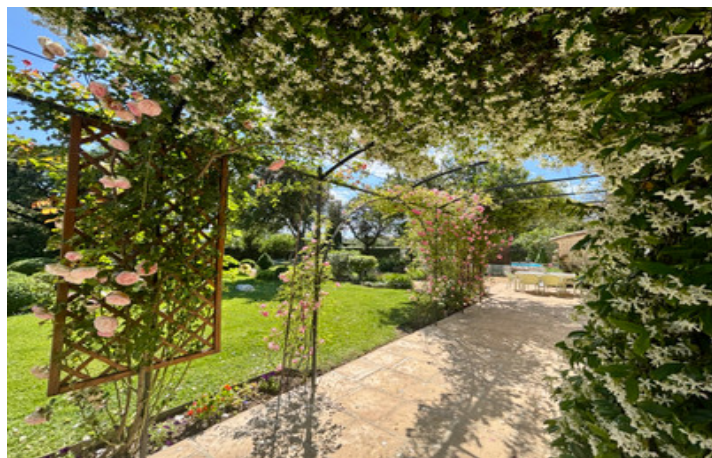


ENERGY - DPE



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: 2068 EUR

NOTES

DESCRIPTION

Built in the spirit of an old residence, this charming home immediately appeals through its generous proportions, natural light and carefully chosen materials. Stone floors, an impressive three-metre ceiling height and an antique fireplace create a warm and authentic atmosphere throughout.

The spacious main living area opens directly onto the south-facing garden, making it ideal for both everyday family life and entertaining. The house provides 5 bedrooms in total, including an independent bedroom arranged as a gîte, perfect for welcoming family and friends, or for developing a seasonal-rental activity.

Outside, the mature and thoughtfully landscaped grounds form a peaceful green setting, with different perspectives inviting you to relax and enjoy the surroundings. The 5x12 m swimming pool is fitted with an electric cover and is complemented by a summer kitchen.

Further features include geothermal heating, air conditioning, alarm system, automatic irrigation and covered parking. A beautifully presented character property in an exceptional natural setting, close to Uzès.

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