

Character 18th-c property. Swimming pool. Established rental business in village near Uzès near Pont du Gard.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	10
Bath:	7
Floor:	300 m2
Plot Size:	500 m2



## IN BRIEF

This beautiful property composed of two adjoining houses with exposed beams and stones is full of character and is currently run as gîtes rentals business, with capacity for up to 22 guests. 10 bedrooms, 7 bathrooms, courtyard with pool, garage, terraces. It's located in a stunning village with very nice restaurant, post office and weekly market from local producers of wine and vegetables. Close to the tennis courts and many walking and cycling trails, 9 km from Pont du Gard, only 6 km from Uzès with famous market, conveniently situated for connections to the airports & TGV stations at Nîmes (30 km) or Avignon (40 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: 2300 EUR

## NOTES

## DESCRIPTION

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The first house (former master's house from 18th century) offers on the ground floor:

- entrance hall with staircase
- living room (15 m<sup>2</sup>)
- fully equipped kitchen with fireplace (22 m<sup>2</sup>)
- access to the terrace (90 m<sup>2</sup>) with summer kitchen and courtyard with swimming pool

On the 1st floor:

- 2 bedrooms (21 and 17 m<sup>2</sup>)
- bathroom with shower (8 m<sup>2</sup>)
- separate toilet

On the 2nd floor:

- bedroom (20 m<sup>2</sup>) with access to own terrace
- bedroom (7 m<sup>2</sup>)
- bathroom with shower (5,5 m<sup>2</sup>)
- separate toilet

The second house has on the ground floor:

- own entrance
- access to independent studio (45 m<sup>2</sup>) with dressing, bathroom, toilet and kitchen opening to the courtyard
- bedroom (18 m<sup>2</sup>)
- bedroom (14 m<sup>2</sup>)
- living room (22 m<sup>2</sup>) with open fireplace with access to the terrace (18 m<sup>2</sup>) overlooking the courtyard
- fully equipped kitchen (9 m<sup>2</sup>)
- bathroom with shower and toilet (5 m<sup>2</sup>)

On the 1st floor:

- bedroom (23 m<sup>2</sup>)
- bathroom with shower and toilet (6 m<sup>2</sup>)

On the 2nd floor:

- 1 bedroom (14 m<sup>2</sup>) with own terrace (10 m<sup>2</sup>)

• Undereath the upper terrace is an independent studio flat (25 m<sup>2</sup>).

- Garage with laundry room (21 m<sup>2</sup>).

Both houses have independent access and provide together approx. 300 m<sup>2</sup> living space. They have