

Property comprising 2 dwellings plus 50 m outbuilding set in 12,000 m of wooded parkland with building land



## INFORMATION

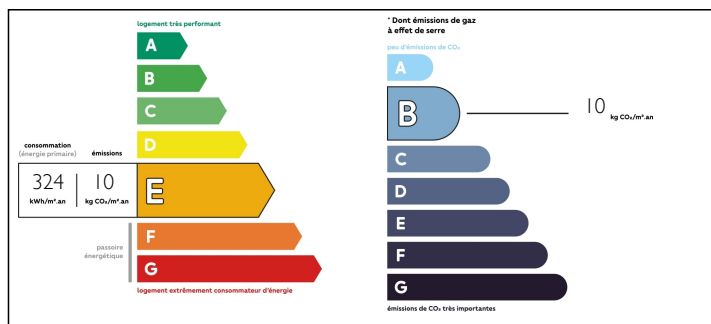
|             |          |
|-------------|----------|
| Town:       | Uzès     |
| Department: | Gard     |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 253 m2   |
| Plot Size:  | 12000 m2 |

## IN BRIEF

Exceptional property comprising two dwellings restored to a very high standard using quality materials by renowned local craftsmen. Once you have passed the large wrought iron gate, you will be seduced by the large driveway and the attractively lawned adjoining grounds, which will take you to the foot of the main building, a stone house full of charm and character that has been perfectly maintained. An outbuilding used as a gallery and a second house complete this property, which would be perfect for future caretakers or friends passing through. The magnificent, stone-walled grounds, planted mainly with Mediterranean species, ensure that the estate is completely discreet, yet close to the village and all its amenities. This unique, serene estate in the heart of the Uzège region offers numerous possibilities: extension, commercial use (bed and breakfast), detachment of plots.



## 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: **4046 EUR**

## NOTES

## DESCRIPTION

\*The property has a borehole, automatic watering system, electric gate, water softener, underfloor heating, reversible air conditioning, alarm system and cellar.

The 11 x 4 swimming pool is equipped with a safety curtain.

\*12 minutes' walk from the pretty centre of Uzès, famous for its charming Place aux Herbes, so emblematic of this corner of Provence.

\*An unspoilt, residential environment with no nuisances.

The grounds cover an area of 12,000 m<sup>2</sup>.

Surface area of the main house:

\*Ground floor:

Library 20 m<sup>2</sup>

West entrance hall 15 m<sup>2</sup>

TV lounge 13.50 m<sup>2</sup>

Living room 52 m<sup>2</sup>

Staircase 6 m<sup>2</sup> Cloakroom 2 m<sup>2</sup>

WC 1 m<sup>2</sup>

\*First floor :

Bedroom 1 20 m<sup>2</sup>

Bedroom 2 13.5 m<sup>2</sup>

Bedroom 3 40 m<sup>2</sup>

Bath with guest shower 6 m<sup>2</sup>

WC 1.7 m<sup>2</sup>

Bathroom 8 m<sup>2</sup>

Clearance 6.5 m<sup>2</sup>

Hall 3 m<sup>2</sup>

Swimming pool shelter 45 m<sup>2</sup>

Swimming pool room 13 m<sup>2</sup>

Covered swimming pool terrace 21 m<sup>2</sup>

\*Outbuilding currently used as a gallery is 50 m<sup>2</sup>.

\*House 2