LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A39011RSI30 Price: 995 000 EUR

agency fees to be paid by the seller

Historic 19th-century mansion in UZES with riverside park - rare opportunity.















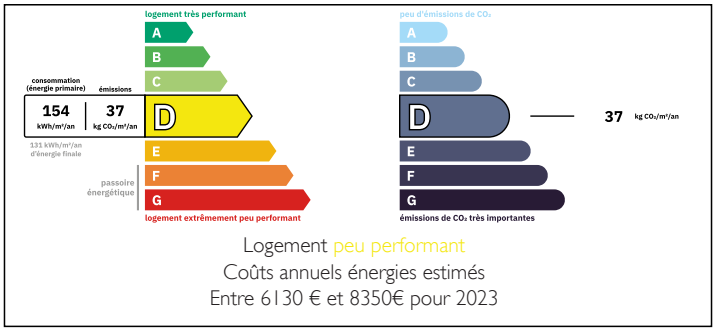
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	6
Bath:	5
Floor:	560 m2
Plot Size:	5100 m2

IN BRIEF

Located in the commune of Uzès, this exceptional 19th-century mansion (circa 1825) is steeped in local history and charm. Uzès, the first duchy of France, is a renowned town with rich architectural heritage, restored under André Malraux's cultural initiative. Once a center for silk production, the area is dotted with former mills and magnaneries (silk farms). This property offers a rare chance to acquire a piece of that history, blending old-world grandeur with inspiring potential. The setting is peaceful, with a vast park bordered by the Alzon river, just moments from the heart of town.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6130 € et 8350€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1813 EUR**

NOTES

DESCRIPTION

General Layout

• Approx. 560 m² of habitable space in 2 levels
• Former silk mill and master's house from 1825
• Three independent apartments already renovated
• Two self-contained ground-floor apartments
• Grand stone staircase to 1st floor apartment with:
o Large reception areas
o 4 bedrooms
o Kitchen and dining room
o Bathrooms and utility areas
• Second staircase to a full-width attic with exposed beams
• Historic vaulted cellars and technical rooms in the basement

Outdoor & Grounds

• 5 100 m² of beautifully wooded land with riverbank access
• South-facing façade with day-long sunlight
• Large, terraced garden and flat section with vehicle access
• Potential secondary access from lower garden level
• Charming bucolic setting, ideal for peaceful living

Additional Buildings

• Former silk production space (300 m²) with stargazing potential
• Workshop, garage, and Finnish sauna
• Two large industrial rooms in the old mill to convert (600 m²)
• 474 m² of unrenovated lower ground level space
• Ideal for art studios, exhibition space, or further apartments

Technical Features

• Recent roof in perfect condition
• Updated electricity and plumbing
• Heat pump central heating
• Double glazed windows

Usage & Potential

• Suitable as a large private family residence
• Opportunity to develop additional apartments or creative spaces
• Rare chance to own a property of both historical and architectural value in Uzès