LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44919RSI30 Price: 475 000 EUR

agency fees to be paid by the seller

Exceptional stone home without immediate neighbour with spacious garden, pool, guest chalet 6km from Uzès.







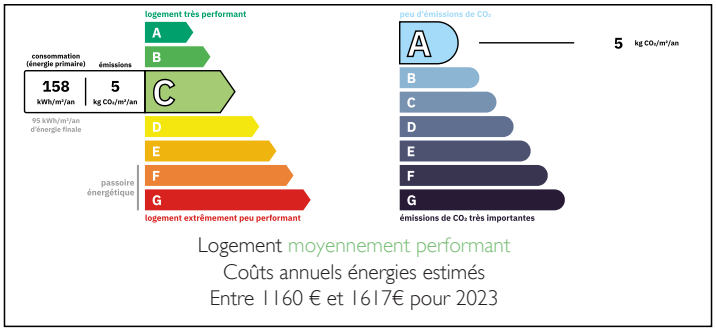








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1160 € et 1617€ pour 2023

INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	6180 m2

IN BRIEF

Richard Singer of Leggett Immobilier International is delighted to present this exceptional property, set between vineyards and open countryside, just 6 km from Uzès, this south-facing stone property offers a rare sense of privacy, with no immediate neighbours and open rural surroundings.

The plot extends to 6,180 m² in total. Around 3,540 m², including the main garden surrounding the house, is fully enclosed; the remaining land lies directly alongside the property. Located in an agricultural zone, the land is non-buildable, preserving the peaceful and unspoilt setting.

This rare property is ideal as a permanent residence, stylish holiday home or seasonal rental investment close to Uzès with its famous market. Avignon and Nîmes approx. 30 min. away provide cultural events and excellent transport links with TGV station placing Paris and major European cities within easy

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:	**622 EUR**

NOTES

DESCRIPTION

Main Stone House (Approx. 84 m²) offers on the ground floor:
• Beautiful fully equipped kitchen (17 m²) opening directly onto the terrace overlooking garden
• Cosy living room and lounge area (24 m²)
• Office (9 m²), could be also as 2nd bedroom or TV room
• Separate WC
• Laundry room (4 m²)
• Additional kitchen / workshop space (7 m²)
• Outside WC
ON the 1st floor:
• Main bedroom with dressing area (11.5 m²)
• Shower room with WC (6.2 m²)
The property also benefits from planning permission to add an additional 20 m² room on the 1st floor.

Independent guest accommodation - Charming chalet (18 m²):
• Bedroom area
• Shower room with WC
Ideal for guests, seasonal rental or home office

Exterior Features:
• Magnificent landscaped garden with Mediterranean plants
• Mature pine trees creating a peaceful atmosphere
• Fully enclosed and private grounds
• Large shaded pergola ideal for outdoor dining
• Wood-clad above-ground swimming pool 8 x 4 m is well integrated into the garden.
• South-facing terraces
• Shaded carport
• Workshop / storage shed created from a containers

The mairie has also confirmed the possibility of installing a permanent in-ground pool, subject to the relevant declaration or authorisation. Planning permission has already been granted for the creation of a further 20 m² room on the first floor, offering valuable scope to enlarge the main house.