LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45051RSI30 Price: 749 000 EUR

agency fees to be paid by the seller

Charming stone house with pool and great business potential near Uzès.















INFORMATION

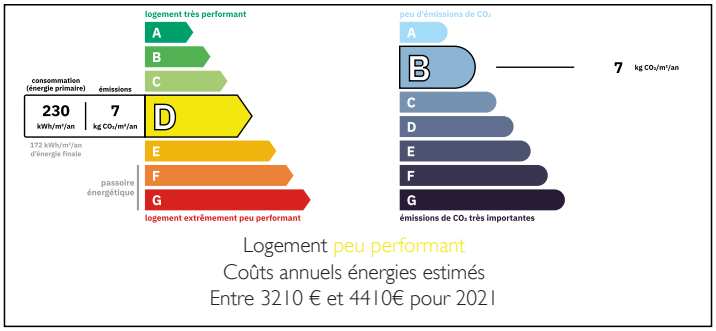
Town:	Bouquet
Department:	Gard
Bed:	10
Bath:	6
Floor:	280 m2
Plot Size:	1700 m2

IN BRIEF

Discover this beautifully renovated 18th-century former shepherd's house, full of character and nestled in a peaceful hamlet near Uzès. This exceptional property has retained its original charm and authentic materials while benefiting from careful renovation throughout. It is perfectly suited either as a spacious family home or for a bed-and-breakfast or hospitality retreat project.

Enjoy breathtaking views of Mont Bouquet while benefiting from convenient access to Alès (20 km), Uzès with its famous market, and excellent transport connections via the airports and TGV stations of Nîmes (48 km), Avignon (65 km), and Montpellier (95 km).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3210 € et 4410€ pour 2021

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:	**1598 EUR**

NOTES

DESCRIPTION

The ground floor offers:
• A stunning main living area with generous volumes, cathedral ceiling, fully fitted kitchen, and dining area
• A vaulted living room opening directly onto the exterior
• 3 bedrooms, including one en suite
• A shower room with WC
• A utility/laundry room
• Additional storage space

On the first floor:
• 2 en suite bedrooms
• A games room opening onto a covered terrace
• 6th en suite bedroom
• 7th further bedroom
• An additional room ready to be converted according to your needs
• A second shower room with WC

The top floor features:
• A spacious 8th en suite bedroom with open views
• A separate wing offering 2 further (9th and 10th) bedrooms with a bathroom and WC, providing excellent accommodation capacity and flexibility

The outdoor spaces are a true highlight of the property. The beautifully landscaped and tree-filled garden features several intimate courtyards, a 4 x 12 m swimming pool with a comfortable sun terrace, and a pétanque court, ideal for entertaining and enjoying the South of France lifestyle.

In excellent condition throughout, this rare and character-filled property offers outstanding potential in a peaceful and highly desirable setting.

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