LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47958PAP30 Price: 1 350 000 EUR

agency fees to be paid by the seller

Magnificent architect-renovated stone farmhouse with an olive grove and exceptional views near Uzès.







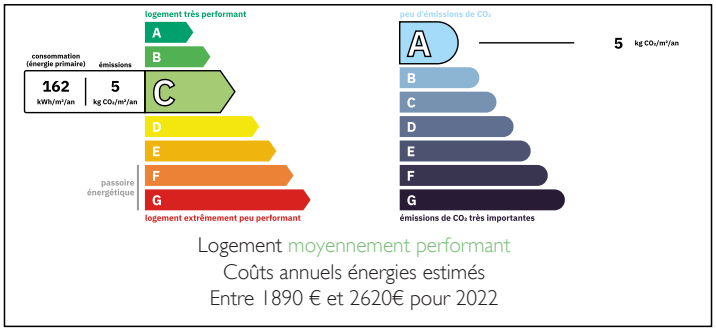








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1890 € et 2620€ pour 2022

INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	3
Floor:	280 m2
Plot Size:	11535 m2

IN BRIEF

Beautiful stone Mas, fully renovated under architectural guidance in 2022, combining authentic character with contemporary comfort. Approximately 280 m² of living space, exceptional volumes and breathtaking views over the surrounding vineyards and your own olive grove. The main house offers spacious living areas, a master bedroom, private 60 m² terrace and a large multifunctional room with numerous possibilities. The property also includes two luxurious, fully independent gîtes, each with private outdoor space, with provision for a third gîte. Outside, enjoy a large 5.5 x 11.5 m swimming pool, terraces, veranda and numerous private seating areas. Additional caves, workshop, technical and laundry rooms and a large garage complete the property. Ideally located at approximately 30 minutes from Uzès and 45 minutes from Avignon. A unique opportunity for private living, receiving guests and generating rental income.

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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NOTES

DESCRIPTION

Beautiful stone Mas, fully renovated, offering generous volumes, approximately 280 m² of habitable living space and breathtaking views over the surrounding vineyards and your own olive grove. An exceptional property in a highly sought-after region, at approximately 30 minutes from Uzès and 45 minutes from Avignon.

While preserving many of its original features, this exceptional property was completely restored, renovated and modernised under architectural guidance in 2022, to meet today's standards of comfort. Particular attention was paid to creating the perfect balance between the authentic character of the original Mas and contemporary comfort. Equipped with a heat pump and reversible air conditioning, the electrical system, plumbing and septic tank are all fully compliant with current standards. The principal living areas of the main house are situated at garden level, creating a natural connection between the interior and exterior.

The Main House
The main house offers complete privacy and, at garden level, features a large open-plan kitchen with dining area and an adjoining living room (61 m²) with wood-burning stove. Large French doors provide an abundance of natural light and open directly onto the garden.

The adjoining section, which houses the technical room and a toilet, also provides access to the outdoor areas. Here you will find a delightful covered terrace, an ideal place to enjoy the authentic French outdoor lifestyle in the shade.

A stone staircase leads from the kitchen to the upper floor. Here, the architect has made excellent use of the existing structure, creating a particularly...