

**Price on request**

**Contact agency**

**Styles**

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**For sale stone house**

**5 rooms**

**Surface : 159 m²**

**Surface of the land : 169 m²**

**Hot water : Electrique**

**Inner condition : GOOD**

**Features :**

AIR CONDITIONING, fireplace

3 bedroom

1 terrace

2 bathrooms

4 WC

1 garage

1 cellar

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



### Stone house 3903 Uzès

This magnificent village house, with its unique atmosphere, is located on a quiet street in a town with all amenities, near Uzès. The first thing you notice when you walk through the door is the light. The sun penetrates the house from different angles and plays with the interior spaces. Entering from the street, stairs lead to a spacious double-height kitchen/dining room. Both the kitchen and living room have access to a pleasant, sunny covered terrace; a door leads directly from the kitchen to a covered terrace, ideal for al fresco dining and aperitifs. Adjacent to the dining room is a spacious living room with a beautiful fireplace and wood-burning stove. The floors on this level feature a unique pattern of polished concrete, wood, and terracotta. On this same level, there is a large, air-conditioned bedroom overlooking the garden and a bathroom. Stairs from the dining room lead to a bright TV lounge, two guest bedrooms, and a bathroom. The attic accommodates another room with views of the village, ideal for an office or a fourth bedroom. On the ground floor, the charming 50m² enclosed garden (with the possibility of a pond, already granted by the Town Hall) is backed by an outdoor dining room under a vaulted ceiling. Also on the ground floor of the building are a games room, a workshop and a garage. A charming and bright property, ideal as a family home or holiday home. Excellent seasonal rental potential.

