

1 395 000 €

Contact agency

Styles

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For sale property

10 rooms

Surface : 260 m<sup>2</sup>

Surface of the land : 11500 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Inner condition : GOOD

External condition : GOOD

Features :

POOL, fireplace, double glazing, Laundry room

4 bedroom

4 bathrooms

10 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

21/05/2024 - Prix T.T.C



## Property 3576 Uzès

An outstanding property perched on a hillside commanding stunning views the surrounding countryside. This collection of building feels like a small private hamlet where each property has its own private space connected by a beautiful array of pathways. The main property is entered via a lovely green walkway alongside the neighbouring vineyards. Via a private terrace, we enter the groundfloor of the property and into a vast open-plan kitchen, living area. There is a sense of immediate calm with windows all the way along offering views to the gardens and vines. This area offers underfloor heating and cooling. Stairs lead to the master suite of 35m<sup>2</sup> which offers high ceilings and both bedroom and bathroom open onto a glorious large terrace. On this same level a doorway leads to what could be two further bedrooms and bathroom or equally an artists studio or reception area. The property goes on to offer two completely independent and fully renovated gites each with their own private outside space to enjoy the breathtaking views in privacy. One of the gites offers a private garden and small pool. There is also a collection of cellars and a garage for storage and a potential to create a further independent gite with most major works completed. There is a pool of 11,5 x 4,5 and a hectare of land with an abundance of olive trees and fruit trees - a veritable garden of Eden. A magical property, perfectly renovated, 25 minutes of

