

**1 280 000 €**

**Contact agency**

**Styles**

10 place vendôme

75001 Paris

+33 (0) 952 346 611 /

stylesimmobilier@gmail.com

**For sale stone house**

**8 rooms**

**Surface : 327 m²**

**Surface of the land : 1000 m²**

**Year of construction : 1770**

**Features :**

fireplace, lift, Automatic gate

4 bedroom

1 terrace

1 bathroom

2 show ers

4 WC

2 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Stone house 3917 Uzès

In the town centre of a sought-after village, meet this sublime renovated XVIII<sup>e</sup> building, with lift, and immediate access to all the shops on foot! A beautiful plot with trees, a swimming pool, and room for several vehicles completes this location, a real rarity. The house, of rare elegance, has been reorganised to provide modern, functional spaces, while highlighting the old features that have been preserved. On the ground floor, a walk-through entrance immediately leads to the garden, which can be glimpsed through a large steel bay window. This is followed by a magnificent dining room overlooking the garden, a summer kitchen, a lounge and a comfortable utility room. Upstairs, accessible via the original staircase or the modern lift, is a beautiful lounge with a French-style ceiling that will welcome your friends in winter, while an Italian-style terrace overlooking the garden will be the ideal setting for your aperitifs in fine weather. On the same level, there is a large kitchen/diner and its 'souillarde', as well as a superb master suite overlooking the garden, with a beautiful bathroom with shower and bath, a wc and a dressing area. On the top floor, also accessible by lift, 2 bedrooms, each with its own shower room/wc, another bedroom, and a study/workshop that could be converted into a 5<sup>e</sup> bedroom if required. A rare property for sale, with numerous assets and timeless charm, suitable for both family life and as a guest house.

Plus: an incredible historic cellar to convert under the house

