

**Price on request**

**Contact agency**

**Styles**

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**For sale house**

**Surface : 155 m<sup>2</sup>**

**Surface of the land : 1239 m<sup>2</sup>**

**Exposition : Sud**

**Features :**

POOL, AIR CONDITIONING, fireplace

4 bedroom

2 bathrooms

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel



## House 4020 Uzès

In a peaceful residential neighborhood of a highly sought-after village, just minutes from the historic center of Uzès, this recently renovated single-story villa elegantly blends modern comfort with Provençal charm. Conveniently located within walking distance of the village grocery store, a local restaurant, and the primary school, the house offers a practical and authentic living environment — perfect as a main residence or a holiday home. From the moment you step inside, you'll be captivated by a spacious living area flooded with natural light, where clean lines and warm materials create a welcoming atmosphere. The open layout features a modern kitchen with a central island, a cozy dining area, and a wood stove to warm cooler evenings. The house offers three comfortable bedrooms, including one with its own shower, a carefully designed family bathroom, and a separate guest toilet. Outside, Mediterranean living can be enjoyed across several terraces, some sunny, others shaded — ideal for al fresco dining, relaxing moments, or simply soaking up the day's rhythm. The garden hosts a beautiful swimming pool, next to which stands an independent 30 m<sup>2</sup> guesthouse, perfect for hosting family and friends or generating rental income. The garden itself has been thoughtfully landscaped with Mediterranean plants, providing a natural and elegant setting while remaining easy to maintain. There is also a large parking area discreetly located at the back of the property.

