

2 500 000 €

Contact agency

Styles

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For sale property

7 rooms

Surface : 290 m²

Surface of the land : 12740 m²

Exposition : Sud

Features :

POOL, AIR CONDITIONING, fireplace,

Automatic Watering, Laundry room,

Automatic gate

5 bedroom

4 terraces

1 bathroom

2 showers

4 WC

1 garage

10 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Property 3652 Uzès

Just a 10-minute walk from Uzès centre, this is a unique opportunity to acquire a property of rare elegance, where every detail has been thought through to achieve a perfect symbiosis between the garden and the buildings that make up the property. As soon as you pass through the gates and the high walls, you'll be immediately struck by the beauty of the surroundings: a perfectly designed and maintained Mediterranean garden with cleverly positioned focal points overlooking the swimming pool, the buildings or one of the many works of contemporary art that line the grounds. A walk through art, nature and Uzès' built heritage. As you approach the main farmhouse - an old stone farmhouse - everything will seem to have survived the centuries: the elegant calade in the square courtyard, the stone tower, the steel greenhouse, the stone facades... In reality, a great deal of exterior and interior restoration and restructuring work has been carried out in order to achieve this modern layout, these light-filled rooms with plenty of passageways, this quality of life while preserving the charm of the past: terracotta floor tiles, stone floors, old fireplaces, period doors... On the ground floor, a vast living room with fireplace opens out onto the garden and pool area, a lovely fitted kitchen also opens onto the terrace, followed by a hallway and a library (which could become a bedroom). A large covered terrace of 50m² provides an additional room - with a large summer kitchen - almost all year round: it can also be closed off with bay



Upstairs, two bedrooms share a bathroom, like a flat, has its own private staircase and access to the other bedrooms. The living space is also a workshop and a cellar. A little way away, there is a secondary house, which has its own covered parking, a living room with a dominant view, a bedroom, a bathroom and a toilet. In addition, there is a 45m² orangery that can be lived in all year round (reversible air conditioning to be installed) with its 10m² outbuilding and paved courtyard, as well as several mazets and a steel greenhouse. The plot can be built on, making it suitable for a wide range of projects: additional house, extension, garage for classic vehicles, seasonal rental, etc. If you're looking for a large old property in Uzès, within walking distance of the market and shops, this is one of

the finest!

Fees and charges :

2 500 000 € agency fees 4,76% à the responsibility of the buyer included