

## Price on request

### Contact agency

#### Styles

10 place vendôme

75001 Paris

+33 (0) 952 346 611 /

stylesimmobilier@gmail.com

### For sale house

15 rooms

Surface : 498 m<sup>2</sup>

Surface of the land : 46000 m<sup>2</sup>

Year of construction : 1600

Exposition : Sud

View : Campagne

Inner condition : GOOD

External condition : GOOD

### Features :

POOL, AIR CONDITIONING, fireplace, double glazing, Laundry room

6 bedroom

3 terraces

1 bathroom

3 showers

3 WC

10 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 3992 Uzès

Superb stone property of nearly 500 m<sup>2</sup> dating back to the 17th century, located in the highly sought-after Pont du Gard area, on the Uzès-Nîmes axis. It has undergone a high-quality renovation, carried out with great expertise to preserve the authenticity of the original farmhouse. Built on a large enclosed and wooded plot of more than 4.6 hectares, sheltered from all eyes and completely free from any disturbance, this residence boasts numerous features that make it truly exceptional. The stunning exterior offers a 12 x 4 m<sup>2</sup> swimming pool, a pétanque court, and many shaded areas ideal for relaxation and escape. Outbuildings—some capable of housing up to three vehicles—spacious terraces, covered or not, a delightful courtyard, and even private access to the Gardon River are also part of this extraordinary property's amenities. Inside, the charm continues with the generous volumes and the light flooding through large south-facing openings. Architectural details such as French-style ceilings, arches, and the magnificent stone fireplace in the living room... along with the comfort provided by a spacious kitchen (extending into a pantry and cold room) enhance the ground floor. Not to be forgotten are the utility room, which also serves as a laundry area, and the separate toilets. The upper floor offers no fewer than six bedrooms arranged in an unusual layout, including one currently used as an office, while a second office is set up in the dovecote, which features a panoramic terrace. A master suite with a



optimize the space and make the possibilities for this property almost endless. a family home, guest rooms, an equestrian center, an agricultural business, events...

Fees and charges :

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