

1 480 000 €

**Buying apartment**

**9 rooms**

**Surface : 280 m²**

**View :** Jardin

**Features :**

Climatisation, Pool, Parking

6 bedrooms

1 terrace

2 bathrooms

4 showers

7 WC

1 garage

1 cellar

**Energy class (dpe) :** C

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

Document non contractuel

02/06/2025 - Prix T.T.C



### Apartment 3518 Uzès

Exclusivity STYLES, right in the historic centre! Superb air-conditioned flat in the centre of Uzès, in a quiet location, with garage and swimming pool, a rare find. It takes up most of an elegant old house, mainly the ground floor and the first floor facing the garden. The heavy oak door opens onto a vast entrance hall (with cloakroom) and its stone staircase leading to the living area. Just beyond this is the double lounge with its stone fireplace (open/closed hearth) that opens out onto the terrace and the greenery of the garden. A study followed by a bedroom with en suite shower room and w c also overlook the garden. The second wing gives access to a fully-equipped kitchen with plenty of storage space, a large utility room, a linen room, w c, a garage and a cellar. The first floor comprises 4 suites (each with en suite shower room and storage space) and a vast study opening onto a passageway with a balcony overlooking the garden. The second floor houses a vast master suite overlooking the garden and the listed garrigue in the distance, as well as a custom-made dressing room, a bathroom (shower and bath) and w c. The entire flat is air-conditioned (with the exception of one bedroom) and has gas central heating for perfect winter comfort. A unique and confidential address. It could be considered as a family home, a guest house or part private/rental property or private/office. A rarity in this highly sought-after address in the protected area !

Fees and charges :

1 480 000 € fees included



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