

1 567 000 €

**Buying mas**

**10 rooms**

**Surface : 331 m²**

**Surface of the living : 70 m²**

**Surface of the land : 6917 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Inner condition : Good**

**External condition : Good**

**Features :**

Pool, Fireplace, Double Glazing, Laundry room

6 bedrooms

2 bathrooms

2 showers

**Energy class (dpe) : C**

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

Document non contractuel

10/05/2025 - Prix T.T.C



## Mas 3621 Uzès

Located in a pretty, quiet village ten minutes from Uzès, this beautifully renovated country house sits on land of approximately 7000 m². The property consists of over 300m² of living space with several outbuildings and stables. On the ground floor, pleasantly heated by the floor, there is a large living space of 70m² with a monumental fireplace and opening onto the gardens. You will also discover a kitchen with a large equipped utility room, used as a preparation area and as a laundry room. This level finally includes a spacious bedroom, a bathroom and a garage. Upstairs, three other bedrooms and a bathroom, as well as a master suite with its bathroom and a balcony with a view overlooking the garden. On the same level, a second living room is currently used as a cinema room with bar area. A door leads to a mezzanine overlooking the living room and currently used as an office. Outside, just behind a sunny and sheltered courtyard, there is a 28m² guest house with bedroom and bathroom, as well as a 40m² covered terrace overlooking the swimming pool (7x15m with jacuzzi). The gardens are beautifully maintained. A beautiful property in a privileged environment. Possibility to acquire an attached parcel of buildable land of over 3000m², currently with stables.

Fees and charges :

1 567 000 € fees included

