

## Price on request

### Buying house

Surface : 210 m²

Surface of the living : 65 m²

Surface of the land : 2955 m²

Year of construction : 1983

Exposition : Sud

View : Panoramique

Inner condition : Excellent

External condition : Good

### Features :

Pool, Climatisation, Fireplace, Double Glazing, Laundry room, Automatic gate

8 bedrooms

5 terraces

1 bathroom

6 show ers

7 WC

6 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

01/09/2025 - Prix T.T.C



## House 3997 Uzès

A rare find in the Pont du Gard area, just ten minutes from Uzès. Nestled in a village with remarkable natural heritage and offering all amenities, this fully renovated, high-quality property is sure to captivate with its location, layout, and amenities. The view from the swimming pool (14 x 7) and its beach is truly superb. It makes you want to discover the 210 m² of the main house as well as the four adjoining gîtes of 42, 38, 35 and 29 m² (additional areas) installed on an enclosed plot - magnificent garden elegantly planted and planted with trees - of 2900 m² located on the edge of a natural zone. The ground floor of the main house features a large 65 m² living room with large openings opening onto a large covered terrace, with a fireplace, a perfectly equipped kitchen, a pantry-laundry room, three good-sized bedrooms, a bathroom with shower, a shower room and two toilets. Upstairs, a large hallway-dressing room behind a glass roof leads to a beautiful 45 m² master suite with a private lounge, a shower room, a double office with panoramic view and a large dormitory. These well-designed spaces harmoniously complement the main house, supplanted by the four gîtes mentioned above which prove perfectly functional: it would also be possible to add another gîte by transforming the current 23 m² workshop. This property, as you will have understood, is, given its assets and its potential destinations (family home, rental of gîtes with comfortable income, etc.) to be visited without further delay.

Fees and charges :

