

## Price on request

### Buying house

15 rooms

Surface : 560 m²

Surface of the land : 46000 m²

Year of construction : 1600

Exposition : Sud

View : Campagne

Inner condition : Good

External condition : Good

### Features :

Pool, Climatisation, Fireplace, Double Glazing, Laundry room

6 bedrooms

3 terraces

1 bathroom

3 showers

3 WC

10 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : F

Document non contractuel

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



## House 3992 Uzès

Superb 560 m² stone property dating from the 17th century, renovated to the highest quality by an architect to preserve the authenticity of the original mas. Set in over 4.6 ha of enclosed grounds planted with trees and protected from view and nuisance, this property boasts a host of assets that make it an exceptional choice in the highly sought-after Pont du Gard area, on the Uzès-Nîmes axis. The beautiful exterior features a 12 x 4 m² swimming pool, a boulodrome and plenty of shaded areas for relaxation and escape. Outbuildings - some of which can accommodate up to three vehicles - spacious covered and uncovered terraces, an exquisite inner courtyard and even private access to the Gardon river are also among the features of this unusual property. Inside, the charm continues to work through the volumes and light generated by the large south-facing windows. Architectural details such as the French ceilings, arches and magnificent stone fireplace in the living room...and the comfort provided by a spacious kitchen, extending into a scullery and cold room, enhance the first floor. Not forgetting the utility room and separate toilet. The first floor offers no less than six atypically distributed bedrooms, one of which is currently used as an office, with a second office installed in the dovecote, which boasts a panoramic terrace. A master suite with shower room and toilet also benefits from a large private terrace. Also on this side of the floor are a library, dressing room, bathroom and shower room. Following the cellar, the surprise effect is at its height, as this gives access to an incredible space: a huge loft-style living room-kitchen with mezzanine overlooking the pool, then three beautiful bedrooms, a shower room and toilet. The volumes and light are simply breathtaking! The roof on this side is



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