



STYLES  
IMMOBILIER - PARIS

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2 766 000 €

Buying property

9 rooms

Surface : 450 m<sup>2</sup>

Surface of the land : 140000 m<sup>2</sup>

Features :

Pool

7 bedrooms

2 bathrooms

3 showers

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



### Property 3718 Uzès

So close to Uzès, and yet located in a preserved country environment, hides this irresistibly charming mas, a horse paradise. Quiet, but not isolated, the building is in the center of 14ha of land - most of it in one piece - composed of state-of-the-art equestrian facilities, forests, garrigue, and a few vines. A superb park, with carefully chosen ancient species, protects the main house from the heat and isolates it from the rest of the property. The main house, of about 300m<sup>2</sup>, needs work to recover all its former splendor: it is however in good structural condition and has not been denatured over the years. A quality restoration will make it possible to revive this exceptional building for the area. The configuration of this house and its land allows many different uses: - To exploit a high-end equestrian activity, a reception activity, or simply to enjoy a majestic family home. - It is also possible to use only the building and to manage an equestrian activity (or other) and the rest of the land. A magical place, extremely rare in its uniqueness, which has kept its charm, its land, its park, its character: all the assets of an exceptional old property.

Fees and charges :

2 766 000 € fees included

Document non contractuel

19/04/2024 - Prix T.T.C



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