

1 275 000 €

**Buying mas**

**8 rooms**

**Surface : 275 m²**

**Surface of the land : 21000 m²**

**View : Jardin**

**Features :**

Pool, Climatisation, Fireplace, Laundry room

5 bedrooms

1 terrace

1 bathroom

2 showers

4 WC

10 parkings

**Energy class (dpe) : E**

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

Document non contractuel

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



Mas 3878 Uzès

Under offer. Superb character for this old farmhouse with modern volumes and comfort. Located in Uzès, a stone's throw from all amenities and yet in a very wooded green setting, out of time. The main building is composed on the ground floor of an entrance with amenities and serving a living room with fireplace and rare volume. Then a kitchen-diner, also with its own fireplace, its old preserved vegetable garden opens onto a storage room (possible garage or bedroom/suite to be created) and a technical room/laundry room. These living rooms have retained their character: stone floors, beams, vaults... and open onto a "beautiful farmhouse courtyard" facing south, sheltered from the wind. A dive into an old time of life but with today's comfort (beautiful bay windows for the living room and underfloor heating for this ground floor). The first floor comprises 3 suites: one with dressing room, bathroom and toilet, the other two with shower room and toilet (one of which also has access via an outside staircase). There is also a study room (another bedroom possible) and a space open onto the stone staircase that could be used as an additional bedroom, study or family room. This last independent space (also with an outside staircase) gives access to the pool area. All around, a warm, soothing atmosphere full of character: the old dovecote facade, old kitchen stones, niches... At the end of the courtyard, a mazel houses a studio apartment with kitchen, shower room and toilet, as well as an artist's studio (approx. 45m² in addition to the 225m² of the main farmhouse). The view from this mazel is unobstructed over the more than two hectares of land in prospect. A relaxing pool area completes the setting, as does a small stream running alongside the property and a large Roman basin that collects water from a

