



STYLES  
IMMOBILIER - PARIS

0033(0) 952 346 611

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1 880 000 €

**Buying mas**

**10 rooms**

**Surface : 331 m<sup>2</sup>**

**Surface of the living : 70 m<sup>2</sup>**

**Surface of the land : 10307 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Jardin**

**Inner condition : Good**

**External condition : Good**

**Features :**

Pool, Fireplace, Automatic Watering,  
Laundry room, Forage

6 bedrooms

4 bathrooms

1 garage

10 parkings

**Energy class (dpe) : C**

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

Document non contractuel

15/01/2025 - Prix T.T.C

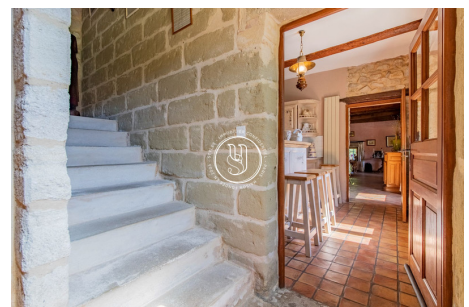


### Mas 3622 Uzès

Located in a pretty and quiet village ten minutes from Uzès is this beautifully renovated country house on grounds of over one hectare. The property consists of over 300m<sup>2</sup> of living space with several outbuildings and stables. On the ground floor of the property is a large living room of 70m<sup>2</sup> opening onto the gardens complete with a fireplace and underfloor heating. There is also a kitchen with a second kitchen area just behind used as a preparation area and laundry. Also on this floor is a spacious bedroom, bathroom and garage. Upstairs are three further bedrooms and bathroom plus a suite parentale with its own bathroom and balcony overlooking the garden. There is also a second living room currently used as a cinema room with bar area. A door leads to a mezzanine overlooking the living room which currently serves as an office. Outside just beyond a sunny and sheltered courtyard is a guest house of 28m<sup>2</sup> with bedroom and bathroom, and also a covered terrace of 40m<sup>2</sup> overlooking the pool. The pool itself is 7x15 with jacuzzi and spa. The gardens are beautifully maintained and extend to an area with stables with separate access and which can be built upon. A beautiful property in a privileged environment.

Fees and charges :

1 880 000 € fees included



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