



STYLES
IMMOBILIER - PARIS

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1 640 000 €

Buying house

7 rooms

Surface : 300 m²

Surface of the land : 2200 m²

Year of construction : 1800

Features :

Pool, Fireplace, Automatic Watering

4 bedrooms

1 terrace

1 bathroom

3 showers

5 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

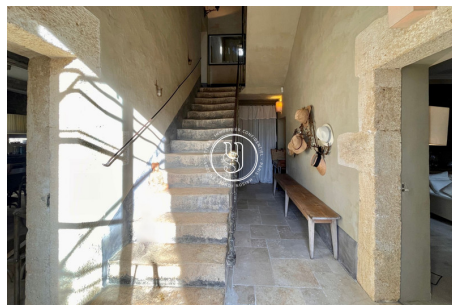
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26/12/2024 - Prix T.T.C



House 3873 Uzès

Superb, well-preserved house in the Uzès region, close to all the main roads and shops. The old door opens onto a beautiful entrance hall and its remarkable staircase. The patina of time gives a certain character to the building which, renovated with the right materials, transports us into an atmosphere that is more than rare. A vast dining kitchen with its large fireplace serves as the living space, as does the cosy first lounge with its conservatory (independent access possible). A boiler room and w c complete this first level, which is completely open onto the garden and its pool. The first floor comprises a suite with shower room, w c and cupboard and a second suite with shower room, bath, w c and large dressing room. This space gives access to a second room located above the winter garden, a module on two levels with its own independent access. The second floor comprises two further suites with beautiful, uninterrupted views, still retaining the cachet of a combination of the old and the new. The garden features a swimming pool area and a covered terrace with a fireplace that can be used for any number of purposes. Plenty of storage space for garden tools, barbecue area and wood storage. The last part of the plot has easy access by car and is still suitable for building to complete the property: second house, caretaker's cottage, greenhouse, hall, garage, etc. Finally, a separate plot of land with a spring was used as a vegetable garden and can now be returned to its original function. A rare, charming property with great potential: as a family home with easy access from Geneva and the Benelux countries in general, but also as a guest house or seasonal rental, with a rental or caretaker module as well.



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