



1 050 000 €

**Buying house**

11 rooms

Surface : 226 m<sup>2</sup>

Surface of the land : 250 m<sup>2</sup>

**Features :**

Pool

6 bedrooms

1 bathroom

3 showers

4 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

18/10/2024 - Prix T.T.C



## House 3533 Uzès

A house full of charm, located near Uzès, in a village with first amenities. The gate opens onto a beautiful priest's garden with lush Mediterranean vegetation and a very Provençal atmosphere: superb well and perfectly integrated swimming pool. The house consists of two wings: the first consists of a main house with, on the ground floor, outbuildings, a vaulted cellar treated as a games room and wine cellar space, a fully equipped summer kitchen, toilets. The first floor is the main living space with a beautiful living room, opening onto a passageway overlooking the garden, fully equipped open kitchen and functional fireplace. Beautiful suite with crazy cachet: cement tiles, old stones, with large adjoining bathroom, dressing room, w.c. The second night part (which has its own independent access), consists of a bathroom, separate toilets, a large bedroom with fireplace, another bedroom. This second remarkable "Vis de Saint Gilles" style staircase leads to an independent apartment on the second floor: living room, open kitchen, bedroom, shower room, w.c., and in duplex another smaller bedroom with water point. Going down to the ground floor, access to a double garage, and to a second independent old door directly on the street. A barn also overlooking the garden has been completely restored: large living room on the ground floor, apartment on the first floor: living room with open kitchen, shower room with w.c., bedroom and mezzanine. The basement is made up of a large cellar of a beautiful volume, probably an old icehouse. A property with preserved charm that can be used as a main or secondary residence where everyone can find their own space but also as a reception activity, the various independent accesses making the whole a great independence. A home atmosphere.

