



STYLES  
IMMOBILIER - PARIS

0033(0) 952 346 611

contact@styles.fr

www.styles.fr

1 395 000 €

**Buying property**

10 rooms

Surface : 260 m²

Surface of the land : 11500 m²

Exposition : Ouest

View : Dégagée

Inner condition : Good

External condition : Good

**Features :**

Pool, Fireplace, Double Glazing, Laundry room

4 bedrooms

4 bathrooms

10 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

16/09/2024 - Prix T.T.C

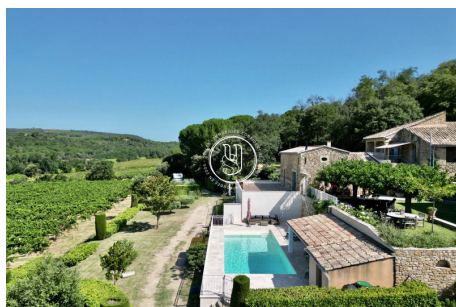


**Property 3576 Uzès**

An outstanding property perched on a hillside commanding stunning views of the surrounding countryside. This collection of buildings feels like a small private hamlet where each property has its own private space connected by a beautiful array of pathways. The main property is entered via a lovely green walkway alongside the neighbouring vineyards. Via a private terrace, we enter the groundfloor of the property and into a vast open-plan kitchen, living area. There is a sense of immediate calm with windows all the way along offering views to the gardens and vines. This area offers underfloor heating and cooling. Stairs lead to the master suite of 35m² which offers high ceilings and both bedroom and bathroom open onto a glorious large terrace. On this same level a doorway leads to what could be two further bedrooms and bathroom or equally an artists studio or reception area. The property goes on to offer two completely independent and fully renovated gîtes each with their own private outside space to enjoy the breathtaking views in privacy. One of the gîtes offers a private garden and small pool. There is also a collection of cellars and a garage for storage and a potential to create a further independent gîte with most major works completed. There is a pool of 11,5 x 4,5 and a hectare of land with an abundance of olive trees and fruit trees - a veritable garden of Eden. A magical property, perfectly renovated, 25 minutes of Uzès.

Fees and charges :

1 395 000 € fees included



STYLES - 10 Place Vendôme - 75001 PARIS

Tél: +33 (0) 952 346 611 - contact@styles.fr

Carte professionnelle n°CPI 7501 2016 000 010 235 - RCS Paris 484 347 232

Code NAF 6831Z - SIRET 484 347 232 000 49

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