

Well renovated 18th century mas (550 m ) 4 B&B apartments, swimming pool, private courtyard, spacious barn.



## INFORMATION

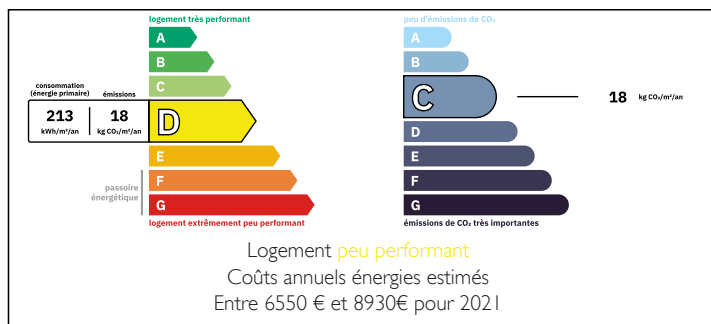
|             |        |
|-------------|--------|
| Town:       | Uzès   |
| Department: | Gard   |
| Bed:        | 9      |
| Bath:       | 7      |
| Floor:      | 548 m2 |
| Plot Size:  | 832 m2 |

## IN BRIEF

This beautiful property with a lot of character and potential is situated in the centre of a charming village in walking distance to the local shop, library, school, restaurant and bar, not far from a supermarket, pharmacy etc, only 4 km from historic town Uzès with famous Saturday market., conveniently situated for connections to airports & TGV stations at Nîmes (27 km), Avignon (40km) or Montpellier (86 km).



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3350 EUR**

## NOTES

## DESCRIPTION

[To view more photos click here](#)

The property offers a great courtyard (350 m<sup>2</sup>) with heated swimming pool (8x4m) and spacious barn (140 m<sup>2</sup>) with potential for further development.

The main house is divided into clients' part, which includes on the ground floor:

- Entry hall (12 m<sup>2</sup>)
- Office (28 m<sup>2</sup>)
- Professional kitchen (15 m<sup>2</sup>)
- Guest dining room with fire place and voted sealing (35 m<sup>2</sup>)

On the first floor:

- 1st apartment with kitchen and bathroom and terrace (35 m<sup>2</sup>)
- 2nd apartment with kitchen, bathroom (35 m<sup>2</sup>)

On the second floor:

- 3rd apartment with kitchen/living room with mezzanine with bed, bathroom, bedroom with own bathroom (67 m<sup>2</sup>)

and the private part which includes on the ground floor:

- living room with fireplace (20 m<sup>2</sup>)
- dining room (27 m<sup>2</sup>)
- fully equipped kitchen (15 m<sup>2</sup>)

On the first floor:

- bedroom (22 m<sup>2</sup>) with dressing room (13 m<sup>2</sup>) -could be changed to bathroom
- bedroom (15 m<sup>2</sup>)
- bathroom (5,5 m<sup>2</sup>)
- terrace (15 m<sup>2</sup>)

On the second floor:

- attic space (55 m<sup>2</sup>) with potential for further development

Across the courtyard is another guest house which includes on the ground floor:

- relaxation room with Jacuzzi and bathroom with toilet and shower (32 m<sup>2</sup>)
- On the first floor:
- 4th apartment with living room/kitchen, bedroom, bathroom (42 m<sup>2</sup>)