

Splendid 19th-century stone house with Mt. Ventoux views – spacious, elegant & full of character.

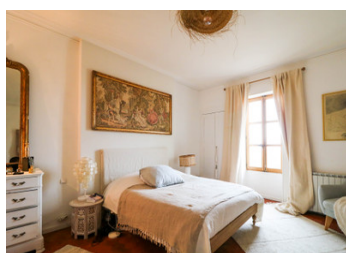


INFORMATION

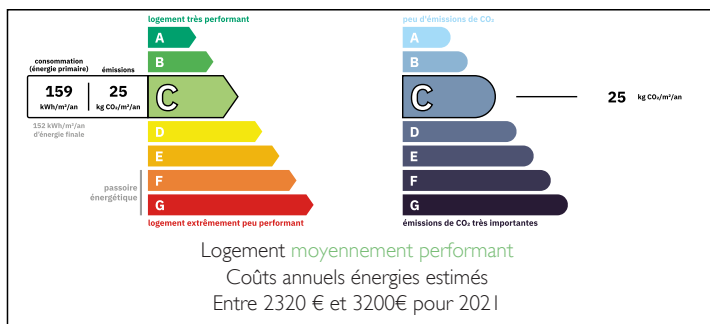
Town:	Uzès
Department:	Gard
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	53 m2

IN BRIEF

This stunning, originally a winemaker's home is located in a charming village between Nîmes, Sommières, and Uzès (each approx. 20min. away), this exceptional 19th-century stone house offers 265 m² of elegant living space. A high-quality renovation enhances its original character while adding modern comfort. The home features 5 spacious bedrooms, a vast 83m² living area with a fireplace, and a stunning 53m² rooftop terrace with a summer kitchen and breathtaking Mont Ventoux views. Additional highlights include vaulted stone cellars, a sauna, and a 37m² private garage—rare for a village home. Double-glazed windows and central heating ensure year-round comfort, while ceiling fans provide efficient cooling. Ideally located in a village with a train connection to Nîmes and Alès, this home is perfect as a luxurious residence, a guesthouse, or an investment in vacation rentals. A rare opportunity for those...

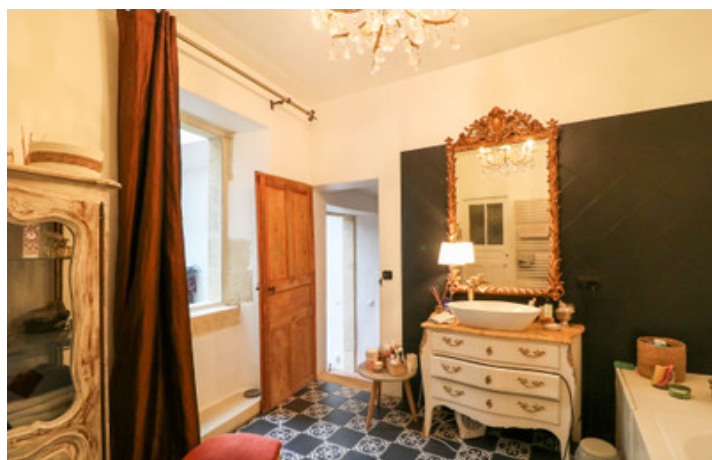


ENERGY - DPE



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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.



DESCRIPTION

An elegant and spacious interior:

Upon entering, you are greeted by a grand 83m² living space enhanced by a fireplace and exceptionally high ceilings, allowing natural light to pour in through a skylight.

The fully equipped modern kitchen complements the space, ensuring both functionality and style.

A versatile 22m² room on this level can serve as a guest bedroom, study, or office. Separate WC for convenience.

The property also includes vaulted stone cellars for storage and a 37m² garage with an automatic electric gate—a rare asset in a village setting offers secure parking.

Ascending a beautiful stone staircase, the first floor presents four generously sized bedrooms, including two en-suite master bedrooms, all designed for maximum comfort.

A charming 24m² reading lounge provides a quiet retreat, while an additional study or home office adds versatility for remote work or creative space.

At the top level, an exceptional 53m² rooftop terrace offers breathtaking, uninterrupted views of Mont Ventoux and the surrounding countryside. Designed for year-round enjoyment, it features a built-in BBQ, a summer kitchen, and a retractable glass enclosure—ideal for entertaining or unwinding in a spectacular setting.

A dedicated wellness area with a sauna and shower enhances the property's luxurious appeal.

Additionally, an approx. 25m² attic presents an exciting opportunity for extra accommodation, a creative studio, or even an additional terrace.

Perfectly Positioned for Comfort and Investment
Set in a lively yet peaceful village, this home benefits from a train station on the Nîmes-Alès route, ensuring easy access to major cities....

LOCAL TAXES

Taxe foncière: 773 EUR

Taxe habitation: EUR

NOTES