

Magnificent house in town centre with pool, guest house, terrace, garden, garage and views of Eure Valley.



INFORMATION

Town:	Uzès
Department:	Gard
Bed:	7
Bath:	4
Floor:	242 m ²
Plot Size:	452 m ²



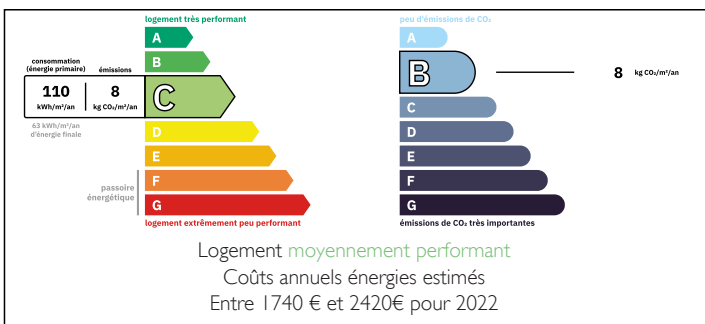
IN BRIEF

Nestled in the heart of Uzès, just minutes from Place aux Herbes and overlooking the Eure Valley, this exceptional property seamlessly blends authentic charm with modern comfort. Set in a lush garden, it features a heated Roman-style pool, a travertine terrace, and a shaded seating area perfect for relaxation.

The main house boasts spacious, light-filled interiors, including a 60 m² living area with a gas fireplace, open kitchen and dining area flowing onto a travertine terrace, creating an inviting indoor-outdoor living space. It also includes five bedrooms, three bathrooms, three separate toilets, and a storeroom. A 60 m² garage provides parking for two cars plus extra storage.

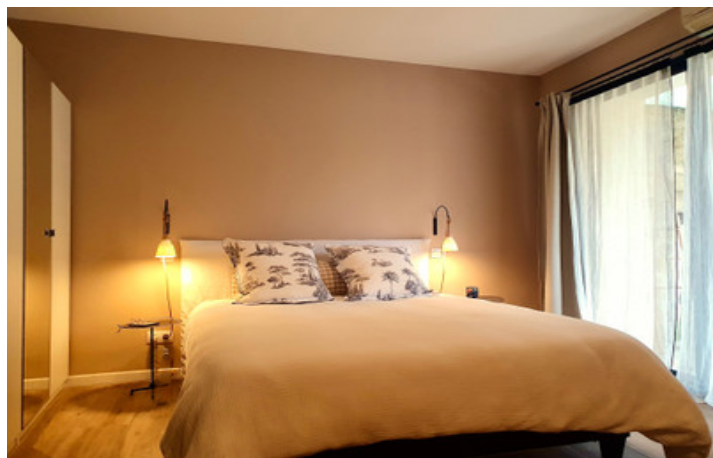
The independent guesthouse includes a kitchen, living room, two bedrooms, and a shower room, with a private terrace ideal for guests.

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

A Blend of Charm, Comfort & Investment Potential

Location:

- Nestled in the heart of historic Uzès just a short stroll from Place aux Herbes, where one of the most beautiful markets in the South of France is held every Saturday. This lively market showcases the region's finest fresh produce, cheeses, wines, artisan goods, and Provençal specialties, all set in a charming square with cafés and historic arcades.
- Overlooking the Eure Valley and just steps away, this serene natural retreat offers scenic walking trails, historic aqueduct ruins, and shaded picnic spots—an idyllic escape for nature lovers seeking tranquility and beauty, all within moments of the town centre.

An Harmonious Blend of Space & Elegance:

Set within a lush, easy-care garden, the property comprises a spacious five-bedroom family home and an independent two-bedroom guesthouse, both opening onto beautifully landscaped grounds. At the heart of the outdoor living spaces is a heated Roman-style swimming pool (2m x 8m) with a swimming jet, ideal for both relaxation and exercise, complemented by a travertine terrace and a shaded seating area perfect for entertaining or unwinding. Large openings throughout the home flood the interiors with natural light, enhancing the sense of space, comfort and tranquility.

The Main House Includes:

At Garden Level:

- Living Room - (60 m²) dining area, kitchen, air conditioning, gas fireplace
- Bedroom 1 - (15 m²)
- Bedroom 2 - (10 m²)
- Shower Room - (5 m²)
- Separate Toilet 1 - (1 m²)

Upstairs:

- Bedroom 3 - (14 m²) with air conditioning
- Dressing Room - (13 m²)

NOTES