

## Collias – Renovated 293 m<sup>2</sup> village house with outbuildings (330sq) and pool, near Uzès



## INFORMATION

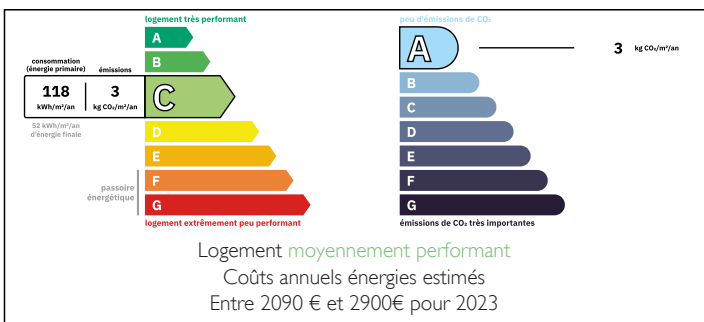
Town:	Collias
Department:	Gard
Bed:	6
Bath:	4
Floor:	295 m <sup>2</sup>
Plot Size:	1454 m <sup>2</sup>



## IN BRIEF

In the heart of Collias, a charming Provençal village located between Uzès and the Pont du Gard, this 293 m<sup>2</sup> village house offers spacious volumes and an ideal layout for a family home or a secondary residence with seasonal rental potential. Spread over several levels, the property includes a large living room with fitted kitchen, six bedrooms, several shower rooms and additional versatile spaces (office, small lounge, storage areas). Beautiful vaulted cellars, a barn and various outbuildings complete the ensemble. Outdoors, a swimming pool with terrace allows you to fully enjoy the Provençal lifestyle. The renovation preserves the charm of the old stone building while incorporating modern comfort.

## 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.



## DESCRIPTION

Surface areas (Carrez law)

Entrance: 2.13 m<sup>2</sup>

Living room with kitchen: 43.20 m<sup>2</sup> + lounge 31.10 m<sup>2</sup>

Bedrooms: 6 bedrooms ranging from 10 to 23 m<sup>2</sup> each

Offices and small lounges: from 10 to 15 m<sup>2</sup>

Shower rooms: 4 shower rooms from 2 to 11 m<sup>2</sup>

Total living area: 293.30 m<sup>2</sup>

Outbuildings: vaulted cellars (over 150 m<sup>2</sup>), barn, boiler room, annexes

Street and neighbourhood

Located in the centre of the village of Collias, the property benefits from all amenities within walking distance: local shops, restaurants, and the weekly market. The narrow Provençal streets and friendly atmosphere make this a sought-after setting.

Lifestyle

The charm of an authentic stone house with generous volumes, exposed beams and character features, combined with modern comfort. The pool and terrace provide the perfect spot to enjoy the Mediterranean climate.

Education

Primary and secondary schools can be found in nearby Uzès, with further educational facilities in Nîmes.

Nearby landmarks

Only a few minutes from the Pont du Gard, Uzès, Nîmes and Avignon. The region is rich in historical and cultural heritage.

## LOCAL TAXES

Taxe foncière: **2740 EUR**

## NOTES