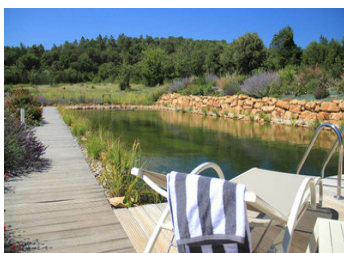


Private hamlet with 3 established gîte business, natural pool & organic 8ha land near Uzès.



INFORMATION

Town:	Tresques
Department:	Gard
Bed:	10
Bath:	8
Floor:	710 m2
Plot Size:	80000 m2

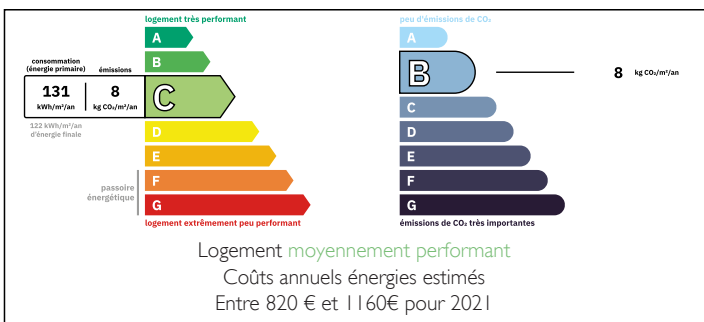


IN BRIEF

Set in a preserved natural environment, this exceptional estate lies just 22 km from Uzès and within easy reach of a village offering everyday amenities. Accessed via a private track, the property enjoys rare seclusion without isolation, surrounded by unspoilt countryside at the crossroads of the Ardèche, Cévennes and Camargue.

The absence of light pollution reveals magnificent stary skies, while the surrounding landscapes offer endless opportunities for nature lovers. Avignon TGV station is reachable in approximately 50 min, Montpellier airport in 1h15, and Nîmes in about one hour. This is a discreet, inspiring address for those seeking space, authenticity and a deep connection with nature, without sacrificing comfort or accessibility.

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

The Estate

- Approx. 8 hectares of contiguous land
- Fully private, accessed via a private road
- Certified organic farming with 3,2ha olive orchards

Architectural Layout

A harmonious private hamlet composed of:

- A main stone mas
- 3 independent gîtes (sold furnished)
- A detached contemporary wooden house

Each building enjoys privacy while forming a coherent and intimate whole.

Main Stone House (Maison de Maître) – approx. 3 levels

- Exposed stone walls, light wooden beams
- Terracotta floors for warmth and authenticity

Ground floor

- Large open living room with fully equipped kitchen
- Wide glass doors opening onto nature

Garden level

- Office
- One bedroom
- Cellar
- Numerous storage areas

First floor

- Two additional bedrooms
- Bathroom

A welcoming family home combining comfort, charm and coherence.

Gîte 1 – approx. 120 m²

- Spacious living area with kitchen
- Direct access to terrace
- 2 bedrooms
- 2 shower rooms
- 2 WCs

Gîte 2 – approx. 100 m² (duplex)

- Ground floor: kitchen, dining/living room
- Bathroom with shower and WC
- First floor: bedroom with en-suite shower room & WC

LOCAL TAXES

Taxe habitation: EUR

NOTES