

1 495 000 €

Contact agency

SET Immo

2 Chemin de la Paille

30210 Collias

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For sale luxury property

14 rooms

Surface : 636 m<sup>2</sup>

Exposition : Sud ouest

View : Jardin

Inner condition : GOOD

External condition : GOOD

Features :

POOL, pool house, En pierre, fireplace,  
Bedroom on ground floor, Automatic  
Watering, Laundry room

14 bedroom

2 terraces

6 bathrooms

8 show ers

16 WC

2 cellars

Document non contractuel

26/02/2025 - Prix T.T.C



### Luxury property 49 Uzès

"SO CHARMING" PROPERTY WITH COURTYARD AND POOL In a sought-after village in the Pont du Gard area, the SET IMMO agency offers you a private 19th century property. This exceptional property of approximately 450 m<sup>2</sup>, offers on the ground floor a restaurant and its reception rooms, its professional kitchen and the technical areas attached to it. On the upper floors seven suites, each with bedroom, shower room or bathroom, and private toilet. These rooms could also become apartments to rent. Charm, functionality, potential and authenticity of the old. On the ground floor, a beautiful reception area comprising a living room (21 m<sup>2</sup>) with fireplace, as well as three dining rooms (49 m<sup>2</sup>, 33 m<sup>2</sup>, and 20 m<sup>2</sup>). The professional kitchen (+66 m<sup>2</sup>) has technical areas for a surface area of approximately 100 m<sup>2</sup>. As an extension of these spaces, you can access the intimate courtyard and the swimming pool. On the 1st floor, four air-conditioned suites (42 m<sup>2</sup>, 33 m<sup>2</sup>, 22 m<sup>2</sup>, 21 m<sup>2</sup>), on the second floor, three new suites (42 m<sup>2</sup>, 41 m<sup>2</sup> and 47 m<sup>2</sup>). This bright residence can be used as a guest house, a vacation home, a rental investment, or a main residence. The courtyard, facing due south, the highlight of the property, has a pond (3.9mx6m), a summer dining room, as well as landscaped areas. Not overlooked, quiet, this haven of peace can be used as a family property or as a reception business. Numerous services: Central heating with floor diffusion on the ground floor and radiators on the upper floors, swimming pool, garage

