

4 098 000 €

Contact agency

Styles

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For sale mas

32 rooms

Surface : 1600 m<sup>2</sup>

Surface of the land : 46000 m<sup>2</sup>

View : Dégagée

Features :

POOL

22 bedroom

11 showers

Energy class (dpe) : E

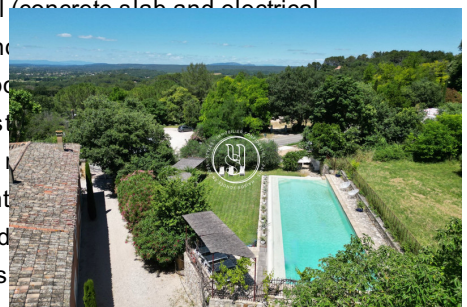
Emission of greenhouse gases (ges) : C

Document non contractuel



## Mas 3659 Uzès

A superb estate located just a stone's throw from the ducal city of Uzès, in a peaceful setting on a hillside. The main buildings surround a superb courtyard full of charm, like a patio for relaxing or a private village square awaiting its possible activities, the central place of the mas without doubt, out of time! The building consists of 8 flats: all independent, of varying sizes (from 50m<sup>2</sup> to 180m<sup>2</sup>) and all with a private entrance, kitchenette, shower room and toilet, most with private terraces and garden too. These various units have all been renovated and are very well maintained, making them suitable for a hospitality and/or seasonal rental activity without having to carry out any additional work. There are also 3 large reception rooms (60, 88 and 120m<sup>2</sup>), ideal for family meals and reunions or receptions of all kinds: weddings, training courses, conferences, seminars, courses, etc. There is also an additional flat of 40m<sup>2</sup> (for a caretaker, for example), which can vary in size as it adjoins another flat on one side and a barn with potential on the other. Another 70m<sup>2</sup> flat, a massage room and a 20m<sup>2</sup> chalet. There is also a professional kitchen, reception area, wc, laundry room, garage, plenty of parking and garden sheds... The outbuildings include a large barn (with electric hook-ups) of more than 190m<sup>2</sup> with incredible volumes (10 m high), a workshop-garage with a workshop, a laundry room and a storeroom on the ground floor. Unstairs, there is enormous potential (concrete slab and electrical



are in great demand, there are numerous historic sites ( Uzès life superb and its year-round life: truffle month in Uzès in January, the festival of flavours in October and its art of living in general..., the Pont du Gard, the Cèze valley, Avignon and its festival... Where sporting and artistic activities abound: golf, kayaking, mountain biking, climbing, hiking... The property is close to all motorway and rail links (Avignon TGV station 30 minutes away) and Marseille and Montpellier airports. File

on request, surface areas are given as a proportion and do not constitute contractual information.

Fees and charges :

4 098 000 € agency fees 3,61% à the responsibility of the buyer included