

980 000 €

Contact agency

Styles

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For sale house

6 rooms

Surface : 170 m<sup>2</sup>

Surface of the land : 714 m<sup>2</sup>

View : Dégagée

Features :

POOL, fireplace, double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

4 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 3818 Uzès

A wonderful blend of old and new for this house with an incredible view over the greenery and the Duchy of Uzès in the background. Situated right in the centre of the village, it's hard to imagine the many assets of this completely refurbished property. After the first entrance from the village, you are greeted by an inner courtyard with its fountain and pool, then a flight of steps leads to a first terrace adjoining the fully-equipped kitchen. This level also includes a billiards area (or dining room), a TV lounge and a vast living room (with Focus fireplace), completely open onto a terrace with panoramic views. Like an eagle's nest, you'll be swept away by the canopy of trees and the incredible views from Mont Bouquet to Mont Lozère, from the Cévennes to the Duchy and its emblematic towers. This main level is accessible by lift from the garden level. The upper floor comprises a number of rooms for conversion, some of which also have wonderful views (for example, the possibility of 2/3 bedrooms with shower room and toilet). The lower level, which opens onto terraces and the garden, comprises a suite with bathroom, wc and dressing room, two other bedrooms with private terraces, bathroom and wc, and a laundry room. The garden area, its terraces and its swimming pool also enjoy spectacular, relaxing views. The other side of the garden has a summer kitchen area and an independent studio (or office) with its own access from the second entrance to the house (possibility of parking 2/4 cars via this access).

