## 1 567 000 €

## Contact agency Styles

10 place vendôme 75001 Paris +33 (0) 952 346 611 / stylesimmobilier@gmail.com

For sale mas 10 rooms

Surface: 331 m²

Surface of the living: 70 m<sup>2</sup> Surface of the land: 6917 m<sup>2</sup> Exposition: Sud ouest

View : Jardin

Inner condition : GOOD

External condition : GOOD

Features:

POOL, fireplace, double glazing, Laundry

room

6 bedroom 2 bathrooms

2 showers

Energy class (dpe): C

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{D}}$ 

Document non contractuel





## Mas 3621 Uzès

Located in a pretty, quiet village ten minutes from Uzès, this beautifully renovated country house sits on land of approximately 7000 m<sup>2</sup>. The property consists of over 300m2 of living space with several outbuildings and stables. On the ground floor, pleasantly heated by the floor, there is a large living space of 70m2 with a monumental fireplace and opening onto the gardens. You will also discover a kitchen with a large equipped utility room, used as a preparation area and as a laundry room. This level finally includes a spacious bedroom, a bathroom and a garage. Upstairs, three other bedrooms and a bathroom, as well as a master suite with its bathroom and a balcony with a view overlooking the garden. On the same level, a second living room is currently used as a cinema room with bar area. A door leads to a mezzanine overlooking the living room and currently used as an office. Outside, just behind a sunny and sheltered courtyard, there is a 28m2 guest house with bedroom and bathroom, as well as a 40m2 covered terrace overlooking the swimming pool (7x15m with jacuzzi). The gardens are beautifully maintained. A beautiful property in a privileged environment. Possibility to acquire an attached parcel of buildable land of over 3000m2, currently with stables. Fees and charges:

1 567 000 € fees included



