

948 000 €

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Styles

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For sale mansion

9 rooms

Surface : 279 m<sup>2</sup>

Surface of the land : 914 m<sup>2</sup>

Year of construction : 1861

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

10x4 pool, ALARM, chalet, fireplace,  
Automatic Watering, Laundry room

6 bedroom

1 terrace

1 bathroom

3 showers

4 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

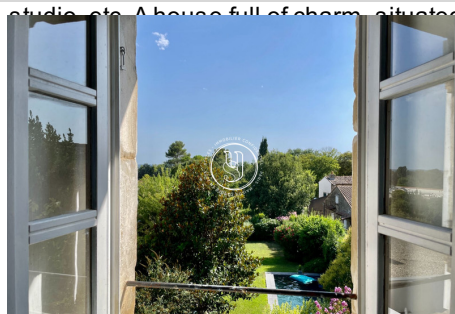
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25/12/2024 - Prix T.T.C



## Mansion 3853 Uzès

In the Uzège, in a village with all amenities, discover this elegant maison de maître with its well-preserved charm, light and very well laid-out layout. The owners have perfectly preserved the soul of this venerable building, while providing all modern comforts. On the ground floor, a spacious entrance hall welcomes visitors, and a laundry area and guest wc have been judiciously integrated. A door then leads to the large vestibule that structures the ground floor and houses the beautiful period staircase leading to the 2 upper floors. The transparency of this room, between the staircase and the garden that can be seen through the French window, gives the spirit of the place: volumes, light and nature. This room leads to the large kitchen overlooking the garden, as well as the open-plan living room with its attractive lounge area and cosy dining room with fireplace overlooking the garden. Outside, there is plenty of space for everyone, including the terrace covered by a pergola, the beautiful pool area (diffazur), the table in the shade of the majestic magnolia tree and the olive trees at the bottom of the garden. On the 1st floor, two spacious bedrooms share a large bathroom (bath, shower and wc) and two suites with different atmospheres each have their own shower/wc. Finally, the 2nd floor houses a dormitory with a shower room and an office area, while a 45 m<sup>2</sup> room is waiting to be converted to suit your needs: storage, another master suite, artist's studio, etc. A house full of charm, situated in a village with shops. An opening in the



could make it possible to create a garage or