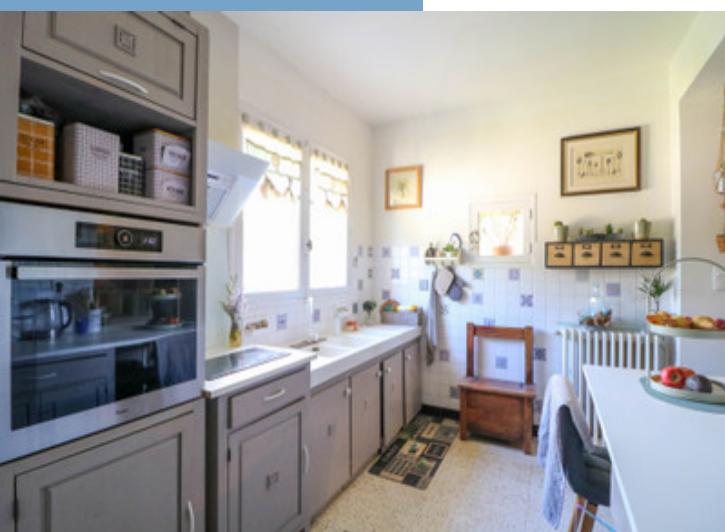




## HISTORIC 19TH-CENTURY MANSION IN UZES WITH RIVERSIDE PARK - RARE OPPORTUNITY.

HISTORIC 19TH-CENTURY  
MANSION IN UZES WITH  
RIVERSIDE PARK - RARE  
OPPORTUNITY. ...



## PROPERTY FACT FILE

REFERENCE	A39011RSI30
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	560 m <sup>2</sup>
LAND	5100 m <sup>2</sup>
TOWN	Uzès
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage

\*Price based on current exchange rate which is subject to change



- 560 m<sup>2</sup> of living space across 2 levels
- Park-like grounds of 5,100 m<sup>2</sup> with river access
- Two self-contained apartments on the ground floor
- Sauna, vaulted cellars, garage, and workshop
- Rare opportunity with renovation potential

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Located in the commune of Uzès, this exceptional 19th-century mansion (circa 1825) is steeped in local history and charm. Uzès, the first duchy of France, is a renowned town with rich architectural heritage, restored under André Malraux's cultural initiative. Once a center for silk production, the area is dotted with former mills and

## DESCRIPTION

### General Layout

- Approx. 560 m<sup>2</sup> of habitable space in 2 levels
- Former silk mill and master's house from 1825
- Three independent apartments already renovated
- Two self-contained ground-floor apartments
- Grand stone staircase to 1st floor apartment with:
  - o Large reception areas
  - o 4 bedrooms
  - o Kitchen and dining room
  - o Bathrooms and utility areas
- Second staircase to a full-width attic with exposed beams
- Historic vaulted cellars and technical rooms in the basement

### Outdoor & Grounds

- 5,100 m<sup>2</sup> of beautifully wooded land with riverbank access
- South-facing façade with day-long sunlight
- Large, terraced garden and flat section with vehicle access
- Potential secondary access from lower garden level
- Charming bucolic setting, ideal for peaceful living

### Additional Buildings

- Former silk production space (300 m<sup>2</sup>) with stargazing potential
- Workshop, garage, and Finnish sauna
- Two large industrial rooms in the old mill to convert (600 m<sup>2</sup>)
- 474 m<sup>2</sup> of unrenovated lower ground level space
- Ideal for art studios, exhibition space, or further apartments

### Technical Features

- Recent roof in perfect condition
- Updated electricity and plumbing
- Heat pump central heating
- Double glazed windows

### Usage & Potential

- Suitable as a large private family residence
- Opportunity to develop additional apartments or creative spaces
- Rare chance to own a property of both historical and architectural value in Uzès

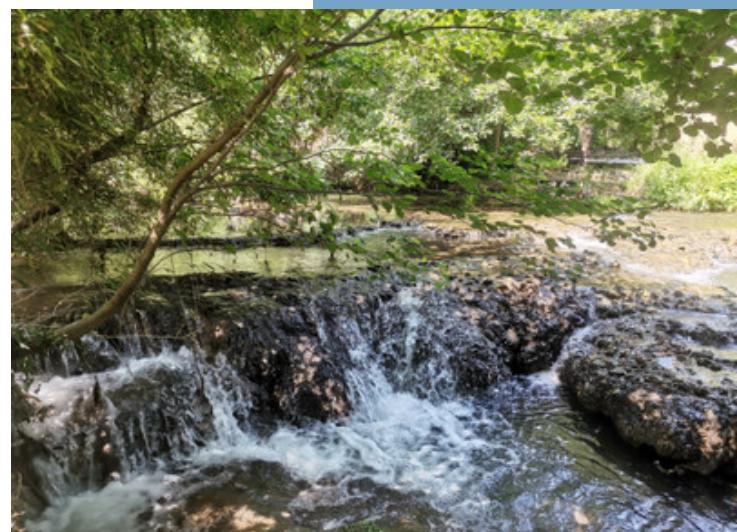
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Information...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A39011RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

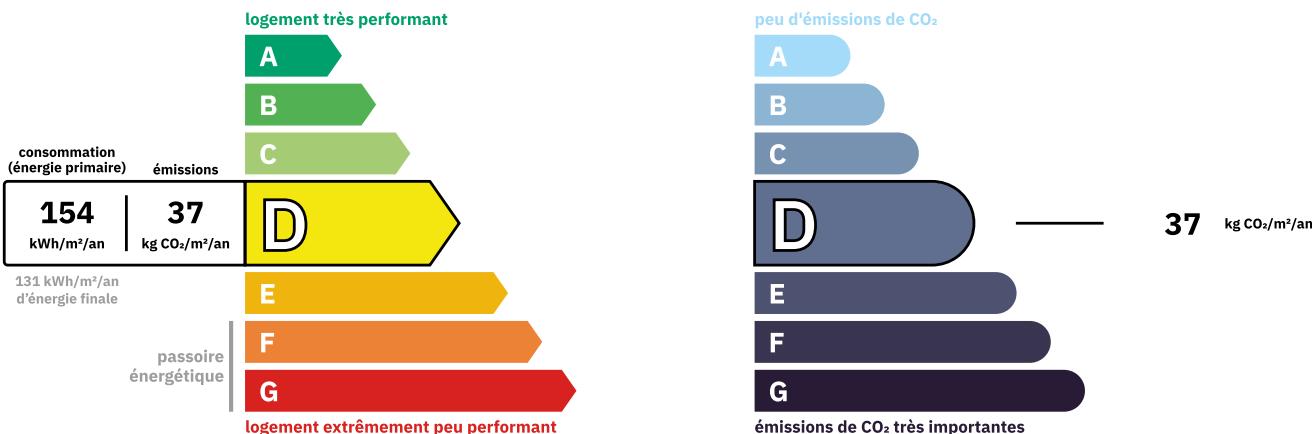


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Poorly efficient

Estimated annual energy costs  
between 6130 € and 8350€ for 2023

## NOTICE

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## CONTACT

Réf : A39011RSI30

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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