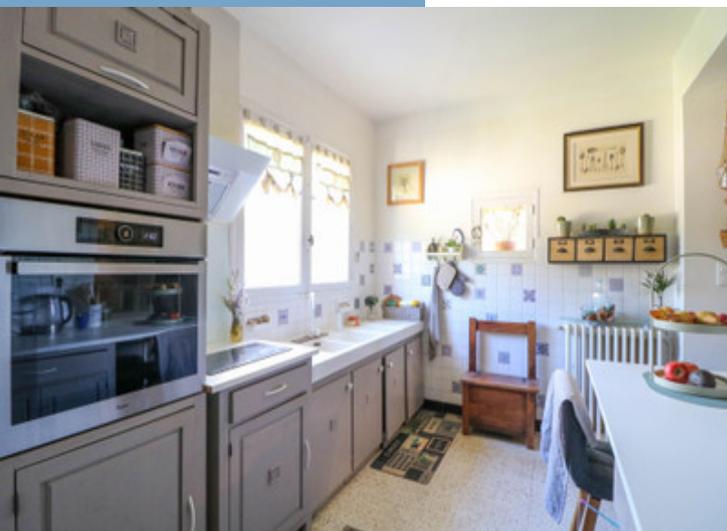




HISTORIC 19TH-CENTURY MANSION IN UZES WITH RIVERSIDE PARK - RARE OPPORTUNITY.



PROPERTY FACT FILE	
REFERENCE	A3901 IRSI30
PRICE	€ 1,190,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	560 m ²
LAND	5100 m ²
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 m² of living space across 2 levels
- Park-like grounds of 5,100 m² 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 m² 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 m² 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 m²) with stargazing potential
- Workshop, garage, and Finnish sauna
- Two large industrial rooms in the old mill to convert (600 m²)
- 474 m² 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

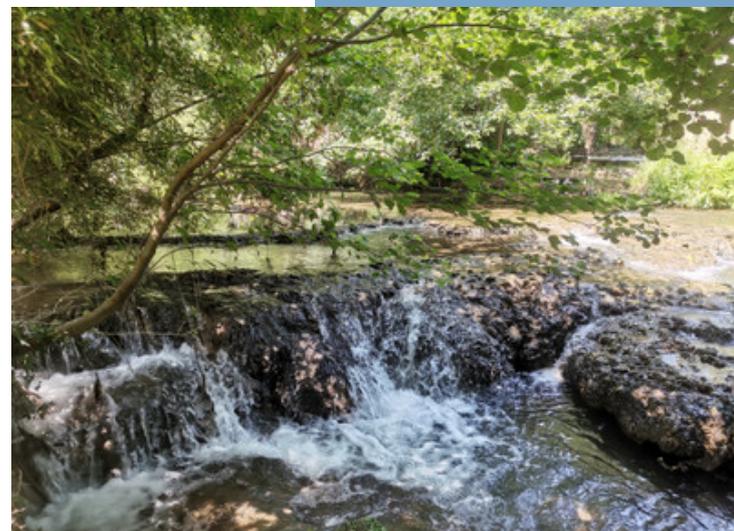
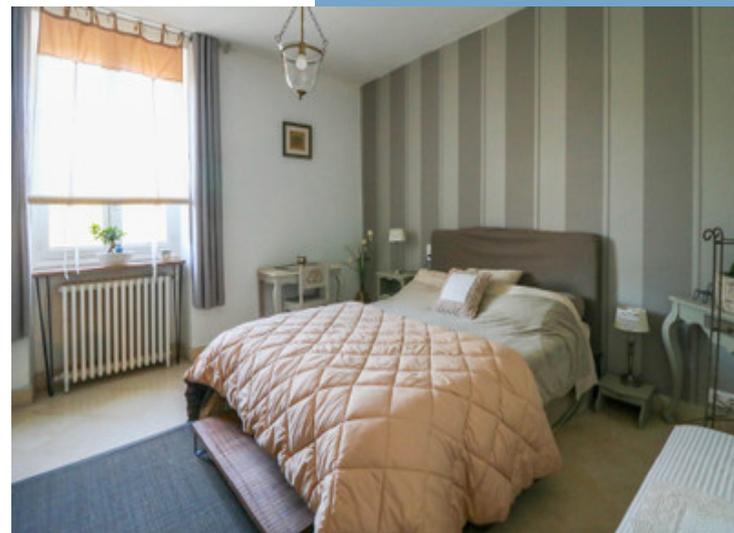
- Suitable as a large private family residence
- Opportunity to develop additional apartments or creative spaces
- Rare chance to own a property of both historical and architectural value in Uzès

Information...

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A3901_IRSI30

COMPLETE FILE AND PHOTO ON REQUEST

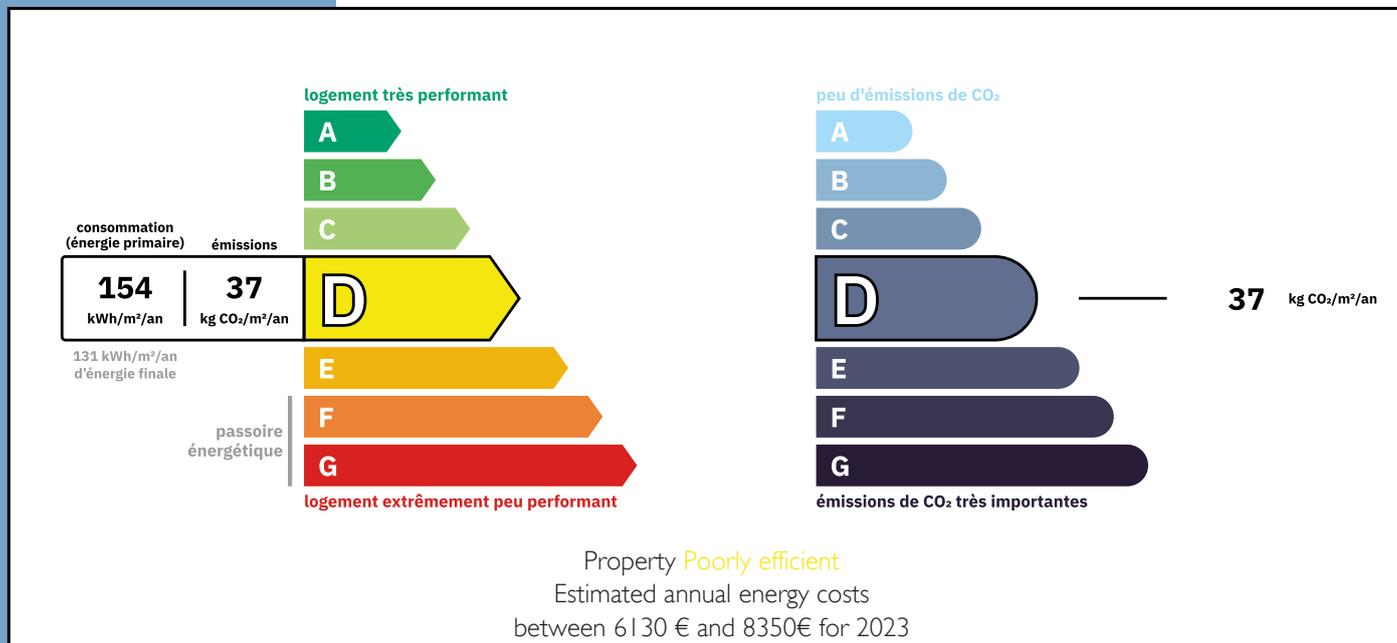


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
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