LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A39011RSI30
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	560 m²
LAND	5100 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- 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 floo
- Sauna, vaulted cellars, garage, and workshop
- Rare opportunity with renovation potential

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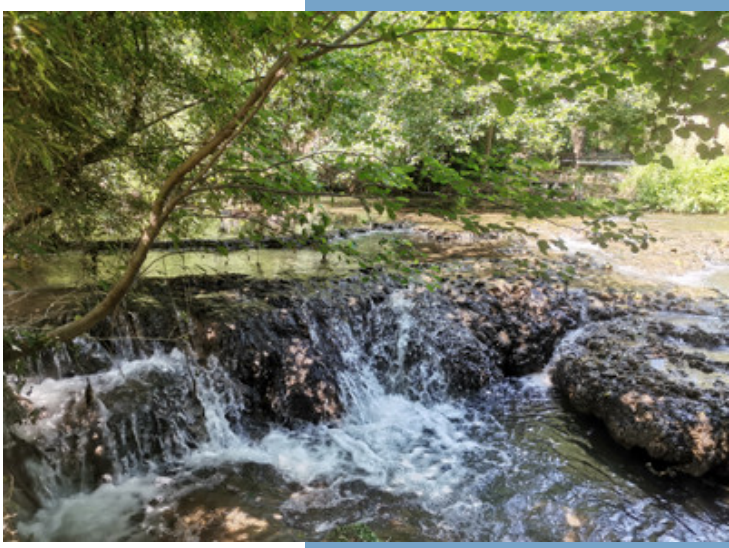
Located in the commune of Uzès, this exceptional 19th-century mansion (circa 1825) is steeped in local history and charm. Uzès, the first duchy of France, is a renowned town with rich architectural heritage, restored under André Malraux's cultural initiative. Once a center for silk production, the area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





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39011RSI30
COMPLETE FILE AND PHOTO ON REQUEST

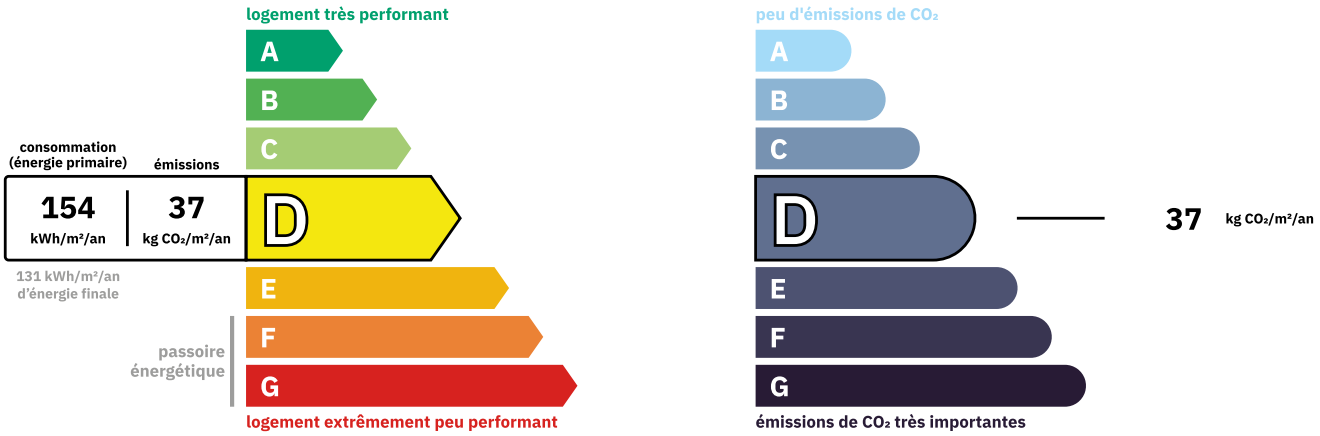
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6130 € and 8350€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A39011RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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