LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL STONE HOME WITHOUT IMMEDIATE NEIGHBOUR WITH SPACIOUS GARDEN, POOL, GUEST CHALET 6KM FROM UZÈS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44919RSI30
PRICE	€ 475,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	102 m²
LAND	6180 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- Peaceful setting with no overlooking
- Swimming pool and landscaped garden
- Independent guest chalet
- Full of charm and character
- Only 6 km from Uzès

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Richard Singer of Leggett Immobilier International is delighted to present this exceptional property, set between vineyards and open countryside, just 6 km from Uzès, this south-facing stone property offers a rare sense of privacy, with no immediate neighbours and open rural surroundings.



DESCRIPTION

Main Stone House (Approx. 84 m²) offers on the ground floor:
• Beautiful fully equipped kitchen (17 m²) opening directly onto the terrace overlooking garden
• Cosy living room and lounge area (24 m²)
• Office (9 m²), could be also as 2nd bedroom or TV room
• Separate WC
• Laundry room (4 m²)
• Additional kitchen / workshop space (7 m²)
• Outside WC
ON the 1st floor:
• Main bedroom with dressing area (11.5 m²)
• Shower room with WC (6.2 m²)
The property also benefits from planning permission to add an additional 20 m² room on the 1st floor.



Independent guest accommodation - Charming chalet (18 m²):
• Bedroom area
• Shower room with WC
Ideal for guests, seasonal rental or home office

Exterior Features:
• Magnificent landscaped garden with Mediterranean plants
• Mature pine trees creating a peaceful atmosphere
• Fully enclosed and private grounds
• Large shaded pergola ideal for outdoor dining
• Wood-clad above-ground swimming pool 8 x 4 m is well integrated into the garden.
• South-facing terraces
• Shaded carport
• Workshop / storage shed created from a containers



The mairie has also confirmed the possibility of installing a permanent in-ground pool, subject to the relevant declaration or authorisation. Planning permission has already been granted for the creation of a further 20 m² room on the first floor, offering valuable scope to enlarge the main house.

Recently renovated stone house combines authe...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44919RSI30

COMPLETE FILE AND PHOTO ON REQUEST

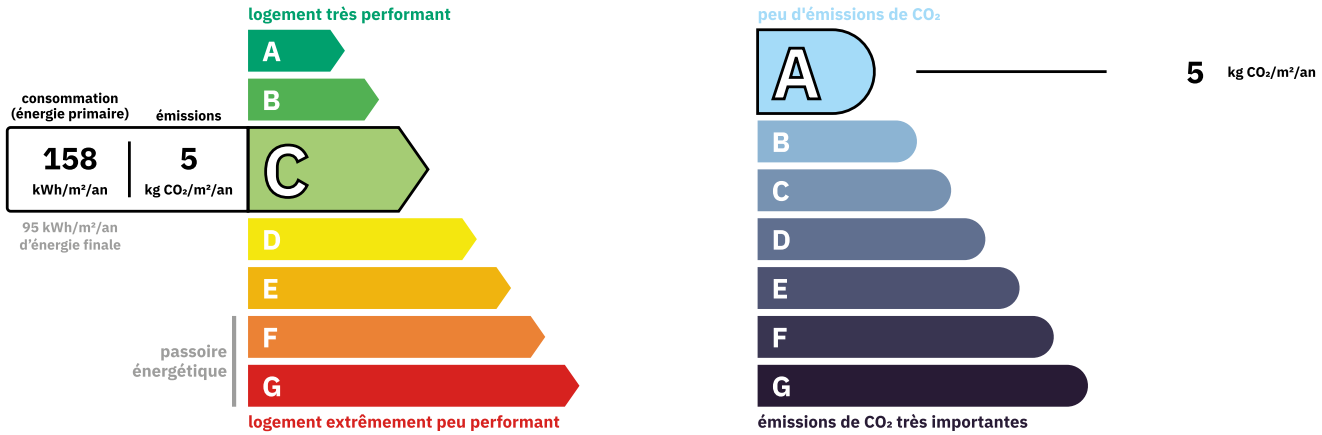
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1160 € and 1617€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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