



## CHARMING STONE HOUSE WITH POOL AND GREAT BUSINESS POTENTIAL NEAR UZÈS.



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A4505 IRSI30                                               |
| PRICE                                                            | € 779,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 10                                                         |
| BATHROOM                                                         | 6                                                          |
| ACCOMMODATION                                                    | 280 m <sup>2</sup>                                         |
| LAND                                                             | 1700 m <sup>2</sup>                                        |
| TOWN                                                             | Bouquet                                                    |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | Village property                                           |
| TYPE                                                             | Maison de Vacances, Bed and Breakfast, House               |
| CONDITION                                                        |                                                            |
| FEATURES                                                         | Swimming Pool, Mains Drains, Private parking               |
| *Price based on current exchange rate which is subject to change |                                                            |



- Fully renovated former bergerie
- Ideal for chambres d'hôtes or retreat business
- Authentic features preserved throughout
- Panoramic views towards Mont Bouquet
- Private garden with swimming pool

CHARMING STONE  
HOUSE WITH POOL AND  
GREAT BUSINESS  
POTENTIAL NEAR UZÈS...

Ref : A4505 IRSI30

Discover this beautifully renovated 18th-century former shepherd's house, full of character and nestled in a peaceful hamlet near Uzès. This exceptional property has retained its original charm and authentic materials while benefiting from careful renovation throughout. It is perfectly suited either as a spacious family home or for a

## DESCRIPTION

The ground floor offers:

- A stunning main living area with generous volumes, cathedral ceiling, fully fitted kitchen, and dining area
- A vaulted living room opening directly onto the exterior
- 3 bedrooms, including one en suite
- A shower room with WC
- A utility/laundry room
- Additional storage space

On the first floor:

- 2 en suite bedrooms
- A games room opening onto a covered terrace
- 6th en suite bedroom
- 7th further bedroom
- An additional room ready to be converted according to your needs
- A second shower room with WC

The top floor features:

- A spacious 8th en suite bedroom with open views
- A separate wing offering 2 further (9th and 10th) bedrooms with a bathroom and WC, providing excellent accommodation capacity and flexibility

The outdoor spaces are a true highlight of the property. The beautifully landscaped and tree-filled garden features several intimate courtyards, a 4 x 12 m swimming pool with a comfortable sun terrace, and a pétanque court, ideal for entertaining and enjoying the South of France lifestyle.

In excellent condition throughout, this rare and character-filled property offers outstanding potential in a peaceful and highly desirable setting.

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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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More Online :

[https://leggettprestige.com/luxury-property-for-sale/view/A4505\\_IRSI30](https://leggettprestige.com/luxury-property-for-sale/view/A4505_IRSI30)

COMPLETE FILE AND PHOTO ON REQUEST

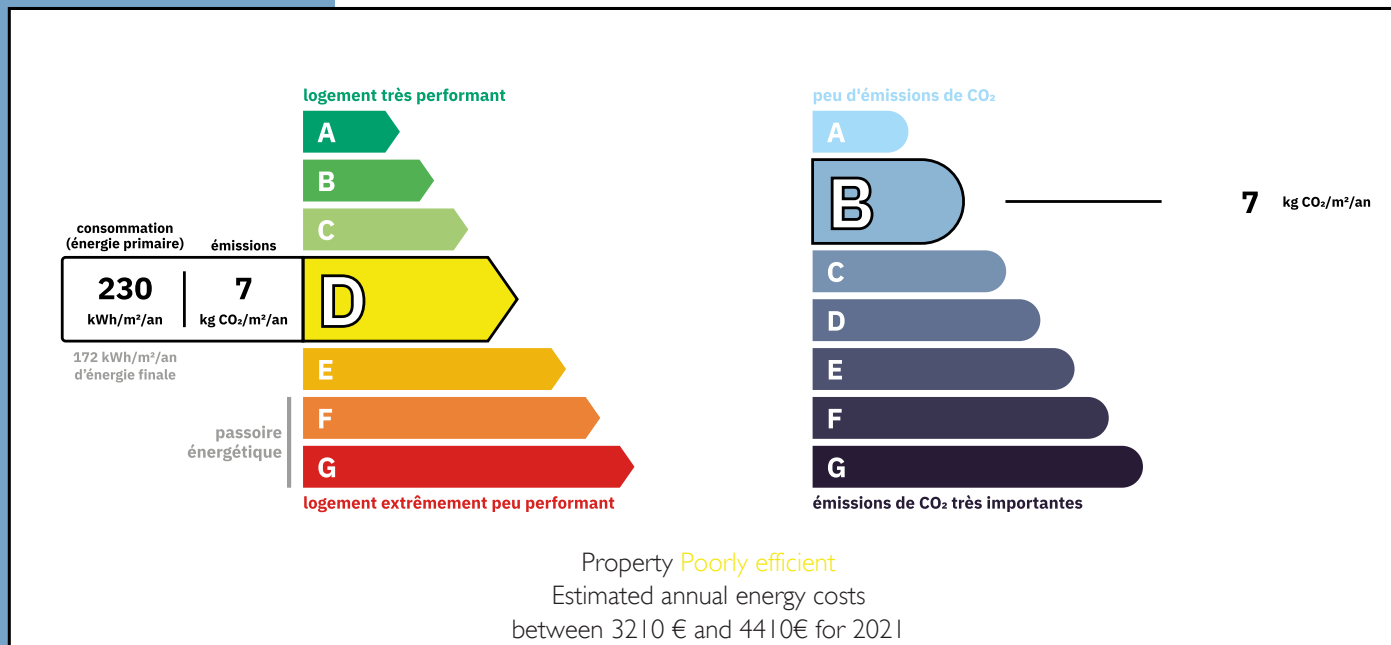


CHARMING STONE HOUSE  
WITH POOL AND GREAT  
BUSINESS POTENTIAL NEAR  
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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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