LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT ARCHITECT-RENOVATED STONE FARMHOUSE WITH AN OLIVE GROVE AND EXCEPTIONAL VIEWS NEAR UZÈS.

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PROPERTY FACT FILE

REFERENCE	A47958PAP30
PRICE	€ 1,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	280 m²
LAND	11535 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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





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- Fully renovated to an architectural design in 2022
- Spectacular view & private olive grove
- Main house + 2 luxury gîtes + optional 3rd
- Exceptional multifunctional space
- Very attractive location near Uzès and Avignon

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Beautiful stone Mas, fully renovated under architectural guidance in 2022, combining authentic character with contemporary comfort. Approximately 280 m² of living space, exceptional volumes and breathtaking views over the surrounding vineyards and your own olive grove. The main house offers spacious living areas, a master bedroom,



DESCRIPTION

Beautiful stone Mas, fully renovated, offering generous volumes, approximately 280 m² of habitable living space and breathtaking views over the surrounding vineyards and your own olive grove. An exceptional property in a highly sought-after region, at approximately 30 minutes from Uzès and 45 minutes from Avignon.

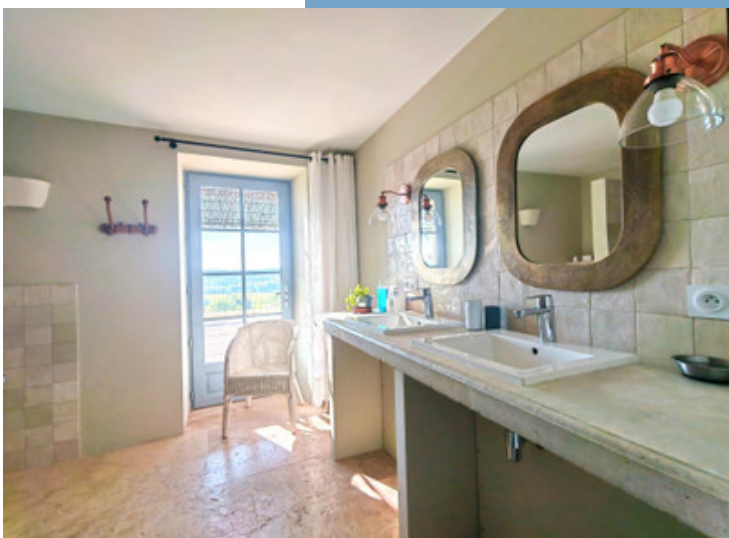
While preserving many of its original features, this exceptional property was completely restored, renovated and modernised under architectural guidance in 2022, to meet today's standards of comfort. Particular attention was paid to creating the perfect balance between the authentic character of the original Mas and contemporary comfort. Equipped with a heat pump and reversible air conditioning, the electrical system, plumbing and septic tank are all fully compliant with current standards. The principal living areas of the main house are situated at garden level, creating a natural connection between the interior and exterior.



The Main House
The main house offers complete privacy and, at garden level, features a large open-plan kitchen with dining area and an adjoining living room (61 m²) with wood-burning stove. Large French doors provide an abundance of natural light and open directly onto the garden.

The adjoining section, which houses the technical room and a toilet, also provides access to the outdoor areas. Here you will find a delightful covered terrace, an ideal place to enjoy the authentic French outdoor lifestyle in the shade.

A stone staircase lea...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47958PAP30

COMPLETE FILE AND PHOTO ON REQUEST

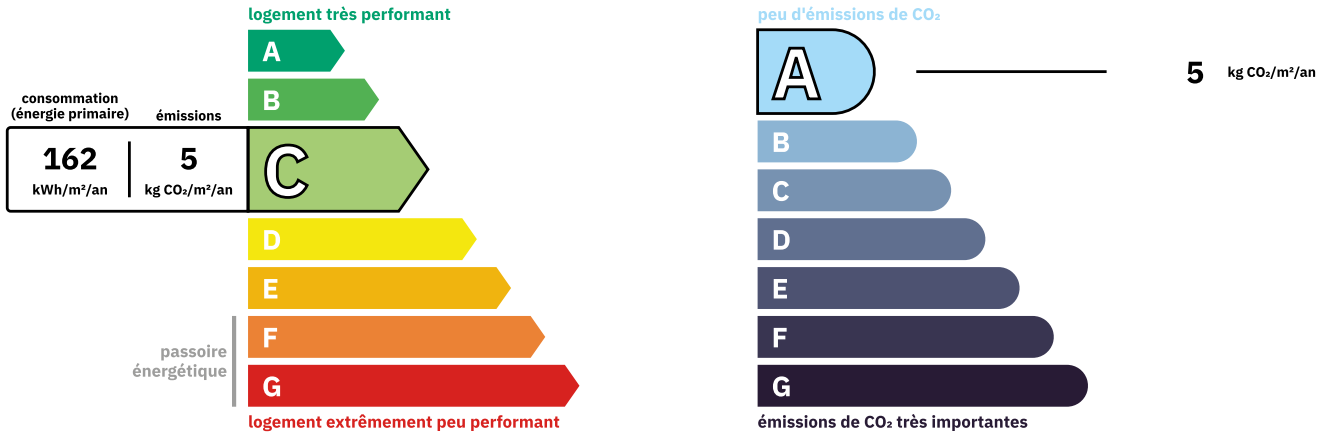
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1890 € and 2620€ for 2022

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 :A47958PAP30

FILE COMPLETE AND PHOTOS ON REQUEST

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