LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARACTER HOME WITH POOL, GUEST SUITE AND LANDSCAPED GARDEN, 15 MINS FROM UZÈS.

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

REFERENCE	A47124RSI30
PRICE	€ 945,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	185 m²
LAND	1950 m²
TOWN	Vers-Pont-du-Gard
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Landscaped garden, summer kitchen and covered park
- 5 x 12 m pool with electric cover
- Charming village with all emenities
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Richard Singer of Leggett Immobilier is delighted to present just 15 minutes from Uzès, in a sought-after village surrounded by beautiful countryside, this elegant south-facing home combines the quality and comfort of a modern build with the character of a traditional Provençal property. Set within a beautifully landscaped garden, it offers



DESCRIPTION

Built in the spirit of an old residence, this charming home immediately appeals through its generous proportions, natural light and carefully chosen materials. Stone floors, an impressive three-metre ceiling height and an antique fireplace create a warm and authentic atmosphere throughout.

The spacious main living area opens directly onto the south-facing garden, making it ideal for both everyday family life and entertaining. The house provides 5 bedrooms in total, including an independent bedroom arranged as a gîte, perfect for welcoming family and friends, or for developing a seasonal-rental activity.



Outside, the mature and thoughtfully landscaped grounds form a peaceful green setting, with different perspectives inviting you to relax and enjoy the surroundings. The 5x12 m swimming pool is fitted with an electric cover and is complemented by a summer kitchen.

Further features include geothermal heating, air conditioning, alarm system, automatic irrigation and covered parking. A beautifully presented character property in an exceptional natural setting, close to Uzès.

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/A47124RSI30

COMPLETE FILE AND PHOTO ON REQUEST

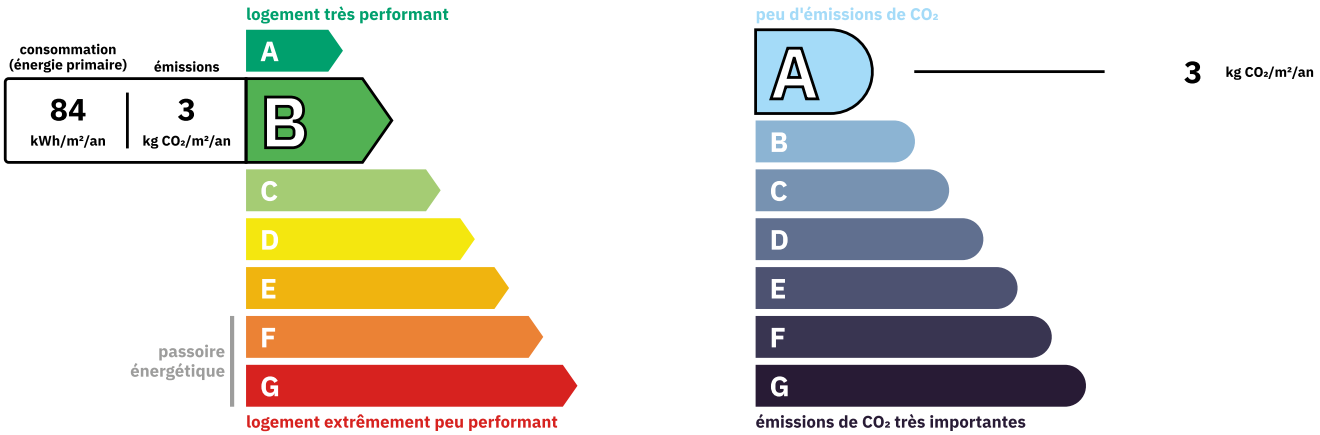
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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1470 € and 2040€ 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 :A47124RSI30
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