



PRIVATE HAMLET WITH 3 ESTABLISHED GÎTE
BUSINESS, NATURAL POOL & ORGANIC 8HA
LAND NEAR UZÈS.

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BUSINESS, NATURAL POOL
& ORGANIC 8HA LAND
NEAR UZÈS....



PROPERTY FACT FILE	
REFERENCE	A42132RSI30
PRICE	€ 2,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	8
ACCOMMODATION	710 m ²
LAND	80000 m ²
TOWN	Tresques
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- 8 ha private organic estate
- Restored stone mas + 3 gîtes
- Natural swimming basin
- Strong rental & family potential
- 3.2 ha of olive trees

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Set in a preserved natural environment, this exceptional estate lies just 22 km from Uzès and within easy reach of a village offering everyday amenities. Accessed via a private track, the property enjoys rare seclusion without isolation, surrounded by unspoilt countryside at the crossroads of the Ardèche, Cévennes and Camargue.

DESCRIPTION

The Estate

- Approx. 8 hectares of contiguous land
- Fully private, accessed via a private road
- Certified organic farming with 3,2ha olive orchards

Architectural Layout

A harmonious private hamlet composed of:

- A main stone mas
- 3 independent gîtes (sold furnished)
- A detached contemporary wooden house

Each building enjoys privacy while forming a coherent and intimate whole.

Main Stone House (Maison de Maître) – approx. 3 levels

- Exposed stone walls, light wooden beams
- Terracotta floors for warmth and authenticity

Ground floor

- Large open living room with fully equipped kitchen
- Wide glass doors opening onto nature

Garden level

- Office
- One bedroom
- Cellar
- Numerous storage areas

First floor

- Two additional bedrooms
- Bathroom

A welcoming family home combining comfort, charm and coherence.

Gîte 1 – approx. 120 m²

- Spacious living area with kitchen
- Direct access to terrace
- 2 bedrooms
- 2 shower rooms
- 2 WCs

Gîte 2 – approx. 100 m² (duplex)

- Ground floor: kitchen, dining/living room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42132RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

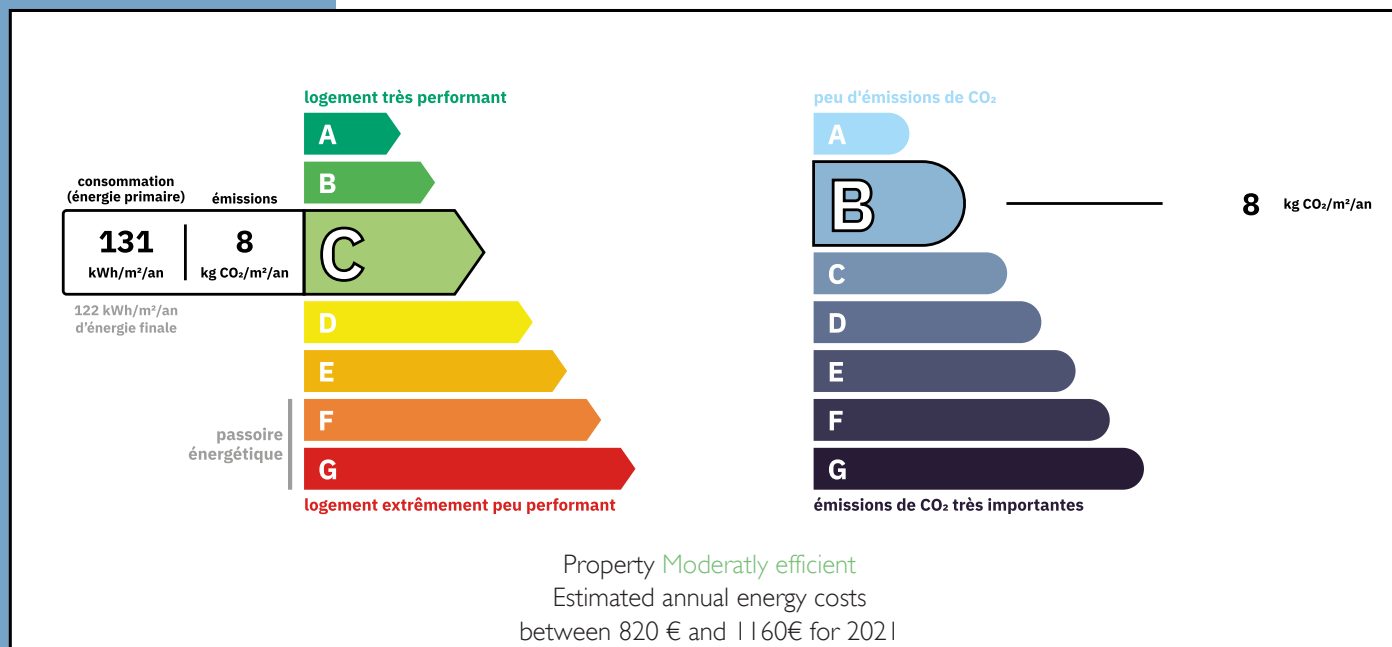


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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 :A42132RSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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