LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A45051RSI30
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	280 m²
LAND	1700 m²
TOWN	Bouquet
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- 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

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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.

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/A45051RSI30
COMPLETE FILE AND PHOTO ON REQUEST

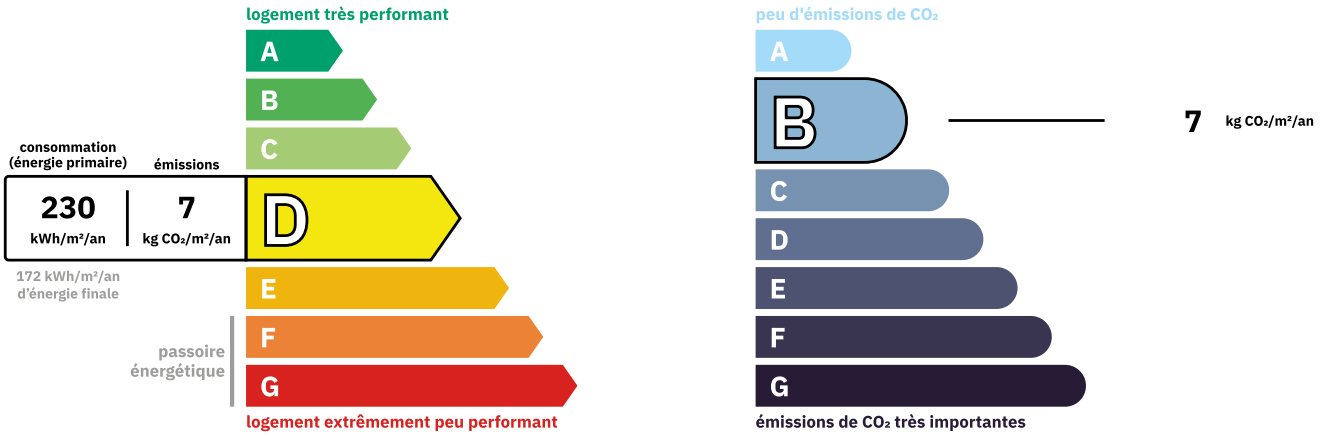
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3210 € and 4410€ for 2021

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 :A45051RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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