



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



PROPERTY FACT FILE	
REFERENCE	A4505 RSI30
PRICE	€ 779,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	280 m ²
LAND	1700 m ²
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

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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/A4505_IRSI30

COMPLETE FILE AND PHOTO ON REQUEST

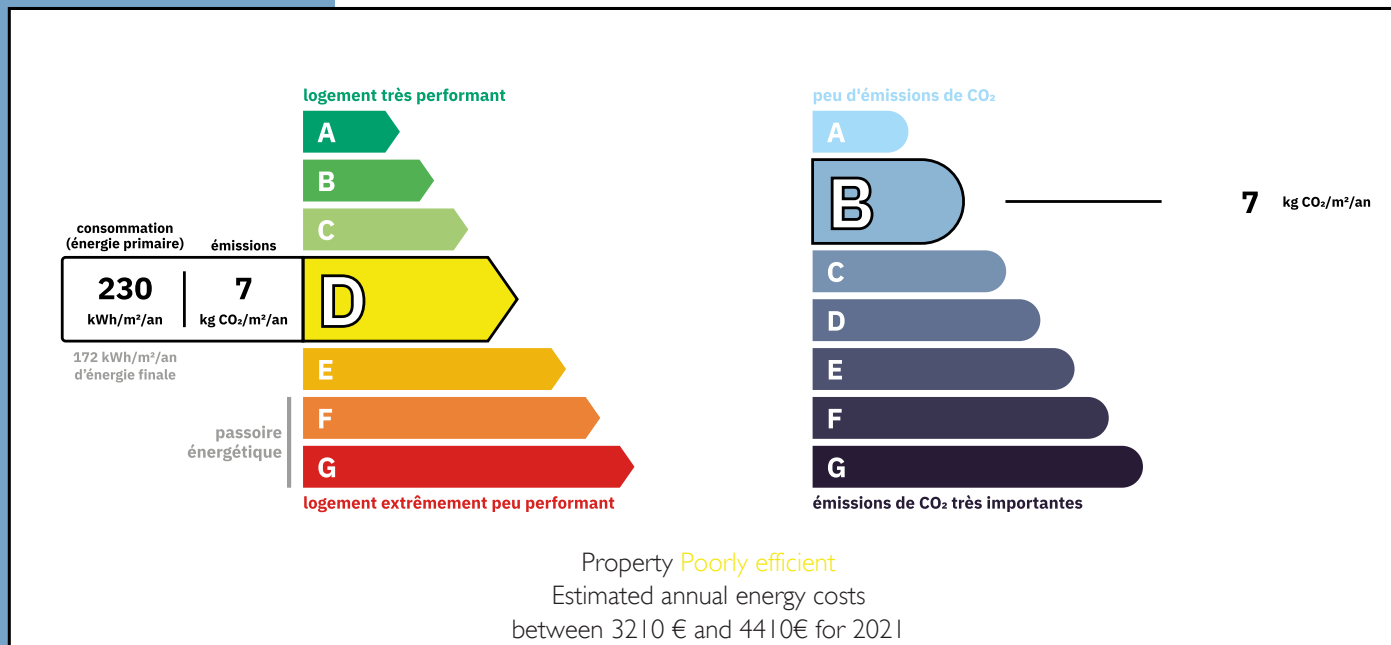


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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A4505 IRSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr