

**1 495 000 €**

**For sale demeure de prestige**

**14 rooms**

**Surface : 636 m²**

**Surface of the land : 460 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Pool house, En pierre, fireplace,  
Bedroom on ground floor, Arrosage  
automatique, Laundry room

14 bedroom

2 terraces

6 bathrooms

8 showers

16 WC

2 cellars

Document non contractuel

28/04/2025 - Prix T.T.C



### Demeure de prestige 49 Uzès

"SO CHARMING" PROPERTY WITH COURTYARD AND POOL In a sought-after village in the Pont du Gard area, the SET IMMO agency offers you a private 19th century property. This exceptional property of approximately 450 m², offers on the ground floor a restaurant and its reception rooms, its professional kitchen and the technical areas attached to it. On the upper floors seven suites, each with bedroom, shower room or bathroom, and private toilet. These rooms could also become apartments to rent. Charm, functionality, potential and authenticity of the old. On the ground floor, a beautiful reception area comprising a living room (21 m²) with fireplace, as well as three dining rooms (49 m², 33 m², and 20 m²). The professional kitchen (+66 m²) has technical areas for a surface area of approximately 100 m². As an extension of these spaces, you can access the intimate courtyard and the swimming pool. On the 1st floor, four air-conditioned suites (42 m², 33 m², 22 m², 21 m²), on the second floor, three new suites (42 m², 41 m² and 47 m²). This bright residence can be used as a guest house, a vacation home, a rental investment, or a main residence. The courtyard, facing due south, the highlight of the property, has a pond (3.9mx6m), a summer dining room, as



SET Immo - 2 Chemin de la Paille, 30210 Collias

06 07 13 13 75 - contact@set-immo.fr - www.set-immo.com

RCS 908 862 261 - Code NAF 6831Z - SIRET 908 862 261 00017 - Garantie financière : GALIAN 120 000€

Document non contractuel - Barème des prix disponible sur notre site internet