

1 095 000 €

For sale demeure de prestige

10 rooms

Surface : 501 m²

Surface of the land : 300 m²

Exposition : Sud ouest

View : Jardin

Inner condition : good

External condition : good

Features :

pool, Pool house, En pierre, fireplace,
Arrosage automatique, Laundry room

7 bedroom

2 terraces

3 bathrooms

4 showers

9 WC

1 cellar

Energy class (dpe) : G

Emission of greenhouse gases (ges) : F

Document non contractuel

25/06/2025 - 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



well as landscaped garden overlooked, as a family home or reception business, heating with wood, the ground floor is reversible and can be used for the upper floor of over 45 m². Price: 1 095 000 € Fees and charges included.



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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