



Winegrowing property

UZES (30)

1 275 000 €



463 m²



14 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Capifrance Uzès – Loïc BOULOGNE presents you with an exceptional opportunity in the Cèze valley, near the Cascades du Sautadet. This magnificent residential Mas, recently renovated, extends over 7600m² of land, nestled on the heights of a charming village typical of the Gard. Ideally located on a quiet plateau, surrounded by greenery, it offers a preserved and soothing setting. Equipped with high-end services, generous volumes and careful decoration, the Mas can accommodate different projects. It lends itself perfectly to family life with its 463m² of living space, including 14 rooms in total. Alternatively, it can be used as a main residence with 11 rooms totaling 378m², including two guest bedrooms with independent entrances and private terraces, as well as a T3 gîte of 85m² with private entrance. The quality renovation harmoniously combines the old and the modern. The spacious 72m² living room opens on one side onto a large equipped kitchen and on the other onto an office (which can be transformed into a bedroom). A monumental master suite, numerous terraces and a large parking area at the rear of the property complete this exceptional ensemble. Additional information is available upon request. The secure 11x5 salt swimming pool, with its pool house and summer kitchen, offers an incomparable relaxation space. The strategic geographic location adds to the appeal of this property, offering significant tourism potential. Just 45 minutes from Avignon TGV station, 30 minutes from the Gorges de l'Ardèche, 40 minutes from the Cévennes National Park, and around 1h30 from the sea, it is also accessible in 30 minutes from the A7 motorway. As an option, it is possible to acquire a vineyard adjoining the property, comprising 6.3 hectares of vines and 3.5 hectares of woods and coppice. The vineyard benefits from the AOC Côtes du Rhône village, with an approved High Environmental Value (HVE) operation. This opportunity is ideal for pursuing a wine-growing activity, possibly linked to an agrotourism concept. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,24% TTC du prix hors honoraires. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Loïc BOULOGNE

UZES (30700)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845376

Property type Winegrowing property

Year of construction 1850

Exposure E-W

View Vue dégagée, sur Forêt, sur Jardin, sur Vignes

SURFACES

Living space 463 m²

Living room surface 72 m²

Land surface 7610 m²

COMPOSITION

Number of rooms 14

Number of bedrooms 5

Number of bathrooms 2

Toilets count 5

Washrooms 3

Terrace 1

DPE/GES

DPE 77

GES 2

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Heater granules

Heater bois

Kitchen équipée

Swimming-pool Yes



CAPIFRANCE
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SAS au capital de 100.000 euros

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