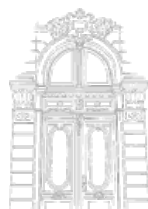


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

UZÈS CENTER - AUTHENTIC VILLAGE HOUSE WITH TERRACE, GARAGE AND VAULTED CELLAR.



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*L'Immobilier d'Exception*

FRANCE

## UZÈS CENTER - AUTHENTIC VILLAGE HOUSE WITH TERRACE, GARAGE AND VAULTED CELLAR.

**SITUATION:** Ideally nestled in the heart of Uzès, this residence enjoys a privileged location in one of the town's most prestigious streets, combining tranquility and proximity just a few steps from the famous Place aux Herbes.

**THE PROPERTY:** This stone village house, whose history dates back to the early 16th century, offers a generous 241m<sup>2</sup> of living space spread over 7 rooms, with 4/5 bedrooms and an office. It features an elevator, 30m<sup>2</sup> terrace, garage and vaulted cellar. In addition, the property is largely air-conditioned and offers plenty of storage space.

As soon as you enter the first floor, a magnificent authentic wooden door welcomes you, opening onto a vast entrance room with stone-clad walls. This space gives you access to the elevator distributing each level, the garage, a laundry room, an office area and a staircase leading to a superb vaulted cellar. In addition, a storage cupboard and a space under the staircase have been fitted for added functionality.

An elegant staircase takes you to the second floor, where you'll discover a spacious living/dining room and a separate kitchen, both opening onto a lovely private tiled terrace, sheltered from any neighbours. Also on this level, a bedroom and shower room complete the ensemble.

On the second floor, a large space houses the elevator, distributing this level. Here you'll find two large bedrooms, one with an en-suite bathroom. There's also a storage room with a water point. The second bedroom, with its high ceilings, provides access to a final attic bedroom under the roof.

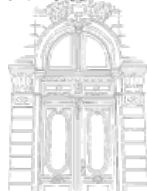
**WHAT WE THINK:** This authentic, charming village house combines practicality with a prime location in the heart of Uzès. Unique features include an elevator, private terrace, reversible air conditioning, vaulted cellar and garage. It offers an exceptional living environment, where nothing is missing for your comfort and well-being.

Contact Thierry LALLEMAND: +33 (0)6 62 51 94 07

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Prix : 831 000 € FAI

Réf. 1589 TL PP.



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