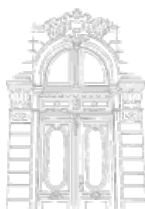


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

EXCEPTIONAL PROPERTY BETWEEN UZÈS AND AVIGNON



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Exclusive Affiliate of Christie's International

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*L'Immobilier d'Exception*

FRANCE

## EXCEPTIONAL PROPERTY BETWEEN UZÈS AND AVIGNON

### Exceptional location :

Welcome to this sanctuary of serenity and elegance. Just minutes from all essential amenities, this property is ideally located 20 minutes from Uzès, 30 minutes from Avignon and its TGV train station, and just 15 minutes from the freeway. A strategic location that offers both privacy and accessibility.

### The property:

A majestic early 16th century residence (1520), restored 20 years ago with scrupulous respect for the techniques and materials of yesteryear. With a total surface area of 940m<sup>2</sup>, including 622m<sup>2</sup> of living space, this property is distinguished by :

- The main building: 383m<sup>2</sup> of living space including a modern kitchen, spacious living room with magnificent monumental fireplace, elegant dining room, exclusive billiard room, 5 refined bedrooms, 1 study, 3 luxurious shower rooms and a charming dovecote.
- First duplex apartment/villa with terrace: A generous 126 m<sup>2</sup> offering 3 comfortable bedrooms and 2 modern bathrooms.
- Second apartment/villa F3 en duplex avec terrasse: Approx. 75 m<sup>2</sup> with 3 well-appointed bedrooms.
- Third apartment/villa F2 duplex with terrace: 37 m<sup>2</sup> of comfort including one bedroom.

Functional complements: A 132 m<sup>2</sup> former wine storehouse and a 91 m<sup>2</sup> sheepfold, offering countless layout possibilities to suit your desires and projects.

Idyllic setting: The property is set in 5000 m<sup>2</sup> of flat land, bordered by picturesque vineyards. Enjoy unobstructed panoramic views over the surrounding land and valleys, while benefiting from absolute tranquility, with no vis-à-vis.

### Our opinion:

A 16th-century gem, beautifully preserved and modernized. Ideal for high-end tourism or events, this property is perfect for a large family looking to settle down in an extraordinary setting. The perfect blend of historic charm and modern comfort.

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 : 1 990 000 € FAI

Réf. 1618TL PP.



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