

# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

19TH-CENTURY MAS FULLY RENOVATED !



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## 19TH-CENTURY MAS FULLY RENOVATED !

### Location:

Located just 3.5 km from the historic center of Uzès and 1 km from local shops, this 19th-century stone mas enjoys a prime location. Nestled on a 5,000 m<sup>2</sup> plot, it offers a peaceful and verdant setting, ideal for embracing the Provençal way of life.

### Description:

This character-filled mas, fully restored, spans approximately 200 m<sup>2</sup> of living space (250 m<sup>2</sup> total) across two levels. It features a spacious 60 m<sup>2</sup> living room with an impressive ceiling height and exposed beams, two kitchens, six bedrooms, and six bathrooms, one of which includes a bathtub. Every room is equipped with reversible air conditioning, and the property benefits from fiber-optic internet connectivity.

A vaulted ground-floor cellar and a double garage enhance the practicality of this exceptional property.

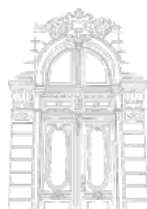
Outside, the south-facing pool, sun-drenched terrace, and charming well with a noria add to the authentic charm of the property. The mas also boasts significant potential, thanks to its three independent spaces (a one-bedroom apartment and two studios), making it perfect for a bed-and-breakfast project or hosting family and friends in complete privacy.

### Our Thoughts:

This discreetly semi-detached mas perfectly combines the authentic charm of a Provençal stone property with the modern comfort of a meticulous renovation. Its proximity to Uzès, absolute tranquility, and strong development potential make it a rare gem on the market. Whether as a primary residence, a second home, or a tourist venture, this mas is a unique opportunity that will captivate lovers of traditional stonework and the Provençal countryside. Don't miss out on this treasure!

Prix : 920 000 € FAI

Réf. 1895 TLPB PP.



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