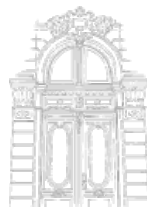


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L'Immobilier d'Exception

FRANCE

FORMER PROTESTANT TEMPLE DIVIDED INTO 3 APARTMENTS - UNIQUE PROPERTY LOCATED 10 KM FROM UZÈS



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Just 10 km from the magnificent ducal city of Uzès, this unique property is located in a charming village made up of 11 hamlets, nestled in the heart of the Gardoise countryside. Situated 26 km from the motorway and 7 km from amenities, it offers a peaceful setting while remaining easily accessible.

A former Protestant temple meticulously restored, this exceptional building now comprises three independent apartments, each featuring distinctive finishes and authentic charm.

- Ground floor : A 3-room apartment of 76 m² with a private 110 m² garden, landscaped and enclosed by stone walls, ideal for single-level living. It includes a spacious living/dining room with a fireplace, an open kitchen, two bedrooms—one of which can serve as a workshop—and a garden shed.

- First floor : A spacious 3-room apartment of 125 m², filled with natural light thanks to large bay windows, featuring an 83 m² reception area with a stone fireplace, a bedroom, an anteroom, and a suspended balcony/terrace with an unobstructed view and complete privacy.

- Second floor : A bright studio of 62 m² with a terrace offering panoramic views of the surrounding plains and hills. This space includes a large living area with an open kitchen, a bathroom adorned with stained glass, and unique architectural details such as a stunning round wooden window.

The building's main entrance is through the majestic wooden door of the temple, leading to a shared hall with a workshop and boiler room. Fiber optic internet is installed, and there is an existing oil-fired heating system (boiler replacement needed).

Our thoughts :

This property is a true gem for heritage and authenticity enthusiasts. Its stone arches, spiral staircases, and exposed beams make it a rare treasure steeped in history. Versatile, it will appeal equally as a second home, to an investor looking to develop gîtes or guest rooms, or to a family seeking an extraordinary living environment. Some renovation work is needed to perfect this jewel, but its potential and timeless charm make it well worth the effort. An opportunity not to be missed!

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Prix : 850 000 € FAI

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