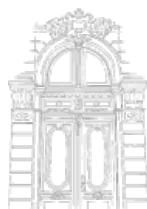


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L'Immobilier d'Exception
— FRANCE —

ELEGANT 15TH-CENTURY TOWNHOUSE WITH COURTYARD, SWIMMING POOL, LIFT AND EXCEPTIONAL
VIEWS IN THE HEART OF UZÈS



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Some addresses offer a truly rare privilege: the opportunity to live in the very heart of Uzès' historic centre while enjoying an unexpected sense of peace and privacy.

Located within the pedestrian quarter, just a short stroll from the renowned Place aux Herbes, this exceptional residence allows you to enjoy the town's restaurants, art galleries, boutiques and celebrated market entirely on foot, before returning to the tranquillity of a secluded private home.

From the upper floor, the views are simply breathtaking. The terrace overlooks the rooftops of the old town and the iconic landmarks of Uzès, including the Duchy, the King's Tower and the historic skyline that defines this remarkable town. On the opposite side, the windows frame magnificent views of the famous Fenestrelle Tower, one of Uzès' most distinctive architectural treasures.

The Property:

Dating from the mid-18th century, this magnificent historic townhouse offers more than 305 sqm of living space within approximately 450 sqm of built area. Behind its discreet façade lies an elegant family residence of exceptional character, where generous volumes combine harmoniously with remarkable period features.

The property's rich architectural heritage has been carefully preserved throughout the centuries. A magnificent spiral stone staircase, original fireplaces, authentic materials, impressive ceiling heights and numerous period details reflect the history and timeless elegance of the house.

The residence is arranged over four levels, all served by a discreetly integrated lift—an exceptionally rare and valuable feature within the historic centre of Uzès.

The ground floor includes a garage accommodating two small cars, an invaluable asset in the old town, together with an entrance hall leading to the first reception rooms.

The house offers two elegant sitting rooms, two dining rooms and a kitchen opening onto one of the reception areas while enjoying direct access to the landscaped courtyard, creating a seamless connection between indoor and outdoor living.

The sleeping accommodation comprises four bedrooms, two shower rooms and two bathrooms, comfortably accommodating both family and guests.

Occupying the top floor, a spectacular artist's studio flooded with natural light opens onto an exceptional terrace overlooking the rooftops of Uzès. This inspiring space enjoys one of the finest panoramic views in the entire town.

Outside, the beautifully landscaped courtyard unfolds over two levels, providing a peaceful and secluded sanctuary. Planted with mature vegetation and entirely sheltered from view, it features a swimming pool that naturally extends the reception areas and invites relaxed outdoor living throughout the Mediterranean seasons.

A magnificent vaulted cellar, notable for its generous proportions and impressive ceiling height, further enhances the property. It also provides access to an ancient well.

Our Opinion:

Properties offering such an exceptional combination of features in the very heart of Uzès are exceedingly rare.

The privilege of enjoying a garage, a swimming pool, a lift, an impressive vaulted cellar, a beautifully landscaped courtyard, spectacular views of Uzès' iconic monuments

and complete tranquillity, all while living within the pedestrian historic centre is almost impossible to find.

A distinguished residence where the authenticity and charm of a remarkable heritage property blend effortlessly with the comfort and convenience of contemporary living.

Equally suited as an elegant primary residence, a refined family home or an exceptional second home, this confidential address occupies one of the most sought-after locations in one of Southern France's most beautiful historic towns.

A comprehensive sales brochure is available upon request.

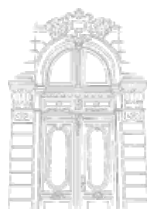
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Information regarding natural and technological risks affecting this property is available on the French government website:
[www.georisques.gouv.fr](<http://www.georisques.gouv.fr>).

Prix : 1 690 000 € FAI

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