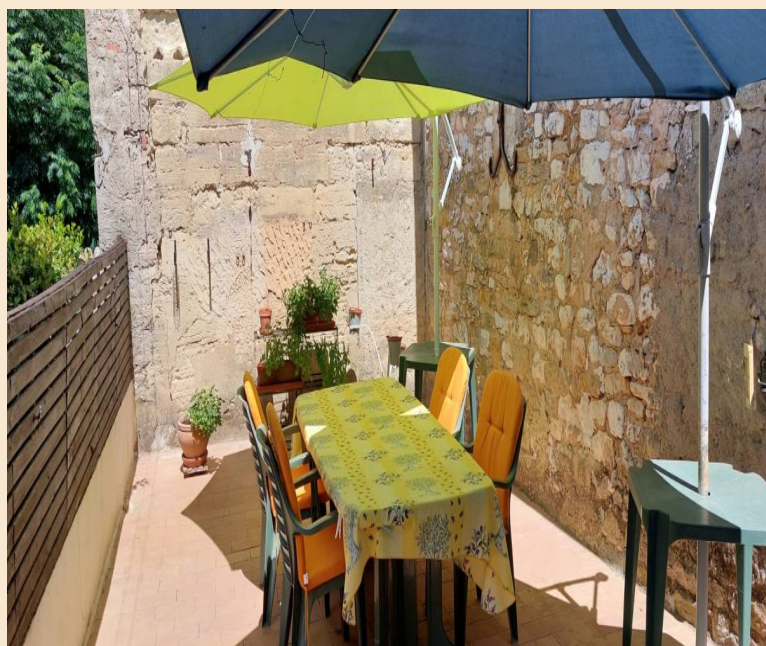


[Click to view MFH-GAR02168](#)

House for sale in Flaux

Flaux , Gard , Occitanie



€299,000

inc. of agency fees

5 Beds 1 Baths 151.73 sqm 0.03 ha

EXCLUSIVE Stone house in the heart of a pretty village in Uzège, approximately 8 km from Uzès to the south. The ground floor...

At a Glance

Reference MFH-GAR02168

Bed 5

Land 0.03 ha

Near to Flaux

Bath 1

Pool No

Price €299,000

Hab.Space 151.73 sqm

Land Tax N/A

Property Description

EXCLUSIVE Stone house in the heart of a pretty village in Uzège, approximately 8 km from Uzès to the south. The ground floor is located in the heart of old vaulted cellars and comprises two bedrooms with wardrobes and storage in the entrance hall, and a shower room with WC. It will be a great place to welcome your family and friends who will have their privacy. On the 1st floor: a fitted kitchen and its spacious dining room (32 m2), a living room (32 m2) with its fireplace, a beautiful terrace (30 m2) facing west, a bedroom with closet, bathroom and separate WC. All with period materials: floor tiles, exposed beams, early 20th

century tiling... 2nd floor: 2 bedrooms including 1 dormitory with 5 single beds A garage completes this property. It can accommodate two small cars, and a third can be placed outside The facade is covered with lime plaster, the walls are thick and retain heat or protect against high summer temperatures. The icing on the cake... You will enjoy a pleasant plot of 300 m² laid out as a pleasure garden surrounded by a low wall, planted with Mediterranean species including an above-ground swimming pool of 7.3 x 3.6 m with sand filter. The land is equipped with electricity, it is supplied with city water (mains drainage). An 11m well equipped with a 'cellar emptying' pump which will allow you to water your garden during the summer period This building plot will allow you to install, if necessary, a swimming pool, a vegetable garden, a chalet....according to your desires. It is located 250 m from the house. We look forward to showing you this characterful property

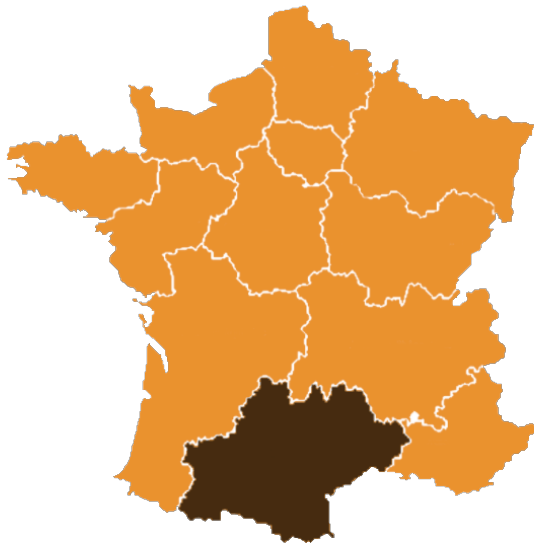
Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€299,000

Key Information

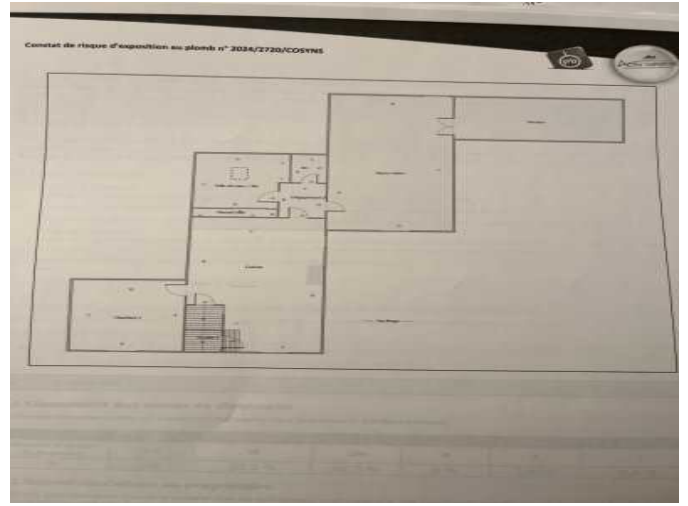
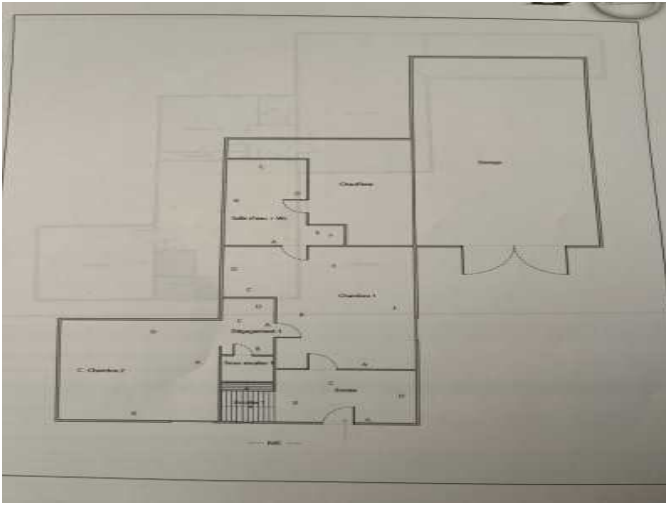
Internal Area:	151.73 sqm
Land Area:	0.03 ha

Location: Occitanie



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