



## Former Water Mill with Canal



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 488,708.9

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Uzès
Postcode:	30700
Geplaatst:	28-07-2023
Omschrijving:	

Former Mill dating from the 18th Century built across its canal with landscaped garden only 5 minutes of the Place aux Herbes. It consists of an independent kitchen 25 m2 with small fireplace, a reading room 28 m2 (with reversible air conditioning), spacious living room 50 m2 (with reversible air conditioning) overlooking a terrace with pergola of 40 m2, another study room of 19 m2 with fireplace, 3 bedrooms including a master suite with bathroom and toilet, 2 bedrooms in the tower, bathroom and toilet, laundry, mezzanine, room containing authentic millstone, a covered porch of 30 m2 a vaulted cellar of 42 m2.

On the flat and wooded plot of 4300 m2 bordered by a canal fed by a spring and a river, Mazet summer kitchen.

Charm and authenticity guaranteed.

Some renovation and refreshment needed.

### Information:

Number of rooms : 9  
Number bedrooms : 5  
Number of parking place : 6



Number Floors : 3  
Habitable Area : 236 m2  
Garden area : 4300 m2  
Parking : Parking et Garage  
Year built : 1789  
Agency fees will be fully borne by the seller

**Benefits:**

Terrace : Yes  
Air conditioning : Yes  
Near commodities : Yes  
Heating : Individuel electric  
Sewerage : Yes  
General condition : Good  
Standing : Good

The department of Gard in Languedoc-Roussillon region has a distinctly 'Provençal' feel to it, thanks to its sharing a border with both Provence and the famous 'Camargue' march region, famed for flamingoes, wild horses and bulls.

That said, the Gard does have distinctly Languedoc-Roussillon region qualities such as the high number of historical sites (Languedoc's history is far more interesting than Provence's), the Bull fights at Nîmes, and its dramatic landscapes.

In fact, it's in the Gard that the move away from the Mediterranean into a more continental, mountainous landscape begins. The weather cools the higher you climb, and the coarse river-stone villages so typical of Languedoc's Mediterranean departments (Hérault, Aude and Pyrénées-Orientales) give way to tidy villages of stone houses (limestone and granite).

The vines peter out, and the undulating hills of Hérault become jagged and rocky in the Gard, sliced through by Languedoc's dramatic river gorges. It all starts to feel less hot and exotic and a little more like you're in the centre of France. The food improves too, with the slightly mundane Mediterranean fare being replaced with richer food more typical of the rest of the country.

The Gard department of Languedoc was important in Roman times, and Nîmes' Maison Carrée roman temple and Les Arenes roman amphitheatre are two of the best examples of roman architecture left in the world - and the Pont du Gard the largest remaining Roman aqueduct. Aigues-Mortes was built in the 13th Century by Louis IX as a new port for France, until rising silt rendered it an inland ghost-town.

Today, the Gard is attempting to modernise, like the rest of Languedoc, lead by its capital Nîmes. Once a rather ugly city, it has commissioned some of the world's leading architects (such as Norman Foster) to build extravagant modern buildings.

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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Algemeen**

Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	4300 m <sup>2</sup>

## **Utility details**

Heating:	Ja
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX4.697.473
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