



**RENESTANCE**  
FRENCH RETIREMENT DREAM

Address: 18 Av. des Flamant Roses, 34970 Lattes

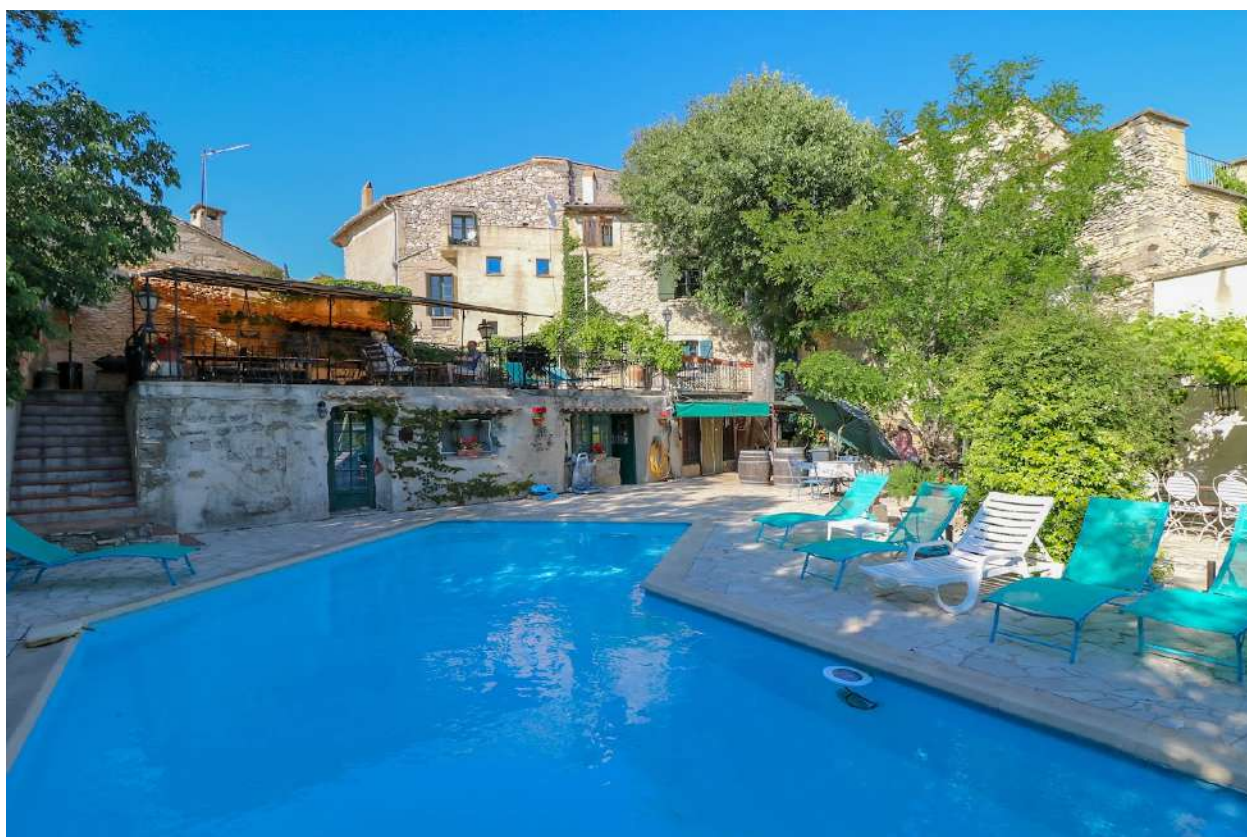
Contact: +33 (0)4 11 93 25 99

Website: <https://www.renestance.com/contact/>

**Character 18th Century Property .**

**Established rental Business near Uzès close to the Pont du Gard**

**€ 695,000**



## **DESCRIPTION**

This beautiful property composed of two adjoining houses with exposed beams and stones is full of character and is currently run as gîtes rentals business, with capacity for up to 22 guests. 10 bedrooms, 7 bathrooms, courtyard with pool, garage, terraces.

It's located in a stunning village with a very nice restaurant, post office and weekly market from local producers of wine and vegetables. Close to the tennis courts and many walking and cycling trails, 9 km from Pont du Gard, only 6 km from Uzès with a famous market, conveniently situated for connections to the airports & TGV stations at Nîmes (30 km) or Avignon (40 km).

The first house (former masters house from 18th century) offers on the ground floor:

- entrance hall with staircase
- living room
- fully equipped kitchen with fireplace
- access to the terrace with summer kitchen and courtyard with swimming pool

On the 1st floor:

- 2 bedrooms
- bathroom with shower
- separate toilet

On the 2nd floor:

- 2 bedrooms (one with access to own terrace)
- bathroom with shower
- separate toilet

The second house has on the ground floor:

- own entrance
- access to independent studio (45 m<sup>2</sup>) with dressing, bathroom, toilet and kitchen opening to the courtyard
- 2 bedrooms
- living room with open fireplace with access to the terrace overlooking the courtyard
- fully equipped kitchen
- bathroom with shower and toilet

On the 1st floor:

- 1 bedroom
- bathroom with shower and toilet

On the 2nd floor:

- 1 bedroom with own terrace
- Underneath the upper terrace is an independent studio apartment.
- Garage with laundry room.

Both houses have independent access and together provide approx. 300 m<sup>2</sup> living space. They have access to the extensive south facing terrace garden 500 m<sup>2</sup> with a large swimming pool and upper terrace 90 m<sup>2</sup> with summer kitchen and marble topped tables, bar and BBQ area which gives opportunity for special events, concerts, weddings, business or family reunions.

Great investment opportunity. Could be sold furnished.

The two houses (for up to 8-9 people comfortably each) or together (for up to 18 people) are rented for the weekly rate between 1,400 € and 2,300 € per house, from Saturday to Saturday from May to September. In the past 10 years it was also rented out during the off season for 1,000 € per month excluding electricity. So the potential income could be up to 70,000 €.

## DETAILS

<b>Surface</b>	300 M2*	<b>Plot Size</b>	500 M2
<b>Bathroom</b>	7	<b>Bedrooms</b>	10
<b>Location</b>	<ul style="list-style-type: none"> <li>• 0-2KM to amenities</li> <li>• 50km or less to airport</li> <li>• Close to golf course</li> <li>• Village property</li> </ul>	<b>Type</b>	<ul style="list-style-type: none"> <li>• House</li> <li>• Holiday Home</li> <li>• Family Home</li> <li>• Maison de Maitre</li> <li>• Bed and Breakfast</li> </ul>
<b>Features</b>	<ul style="list-style-type: none"> <li>• Mains Drains</li> <li>• Electricity on site</li> <li>• Garage</li> <li>• Woodburner(s)</li> <li>• Character property</li> <li>• High speed internet</li> <li>• Swimming Pool</li> <li>• Business potential</li> </ul>	<b>Condition</b>	<ul style="list-style-type: none"> <li>• Excellent condition</li> <li>• Good condition</li> <li>• Habitable</li> </ul>

## PICTURES







































































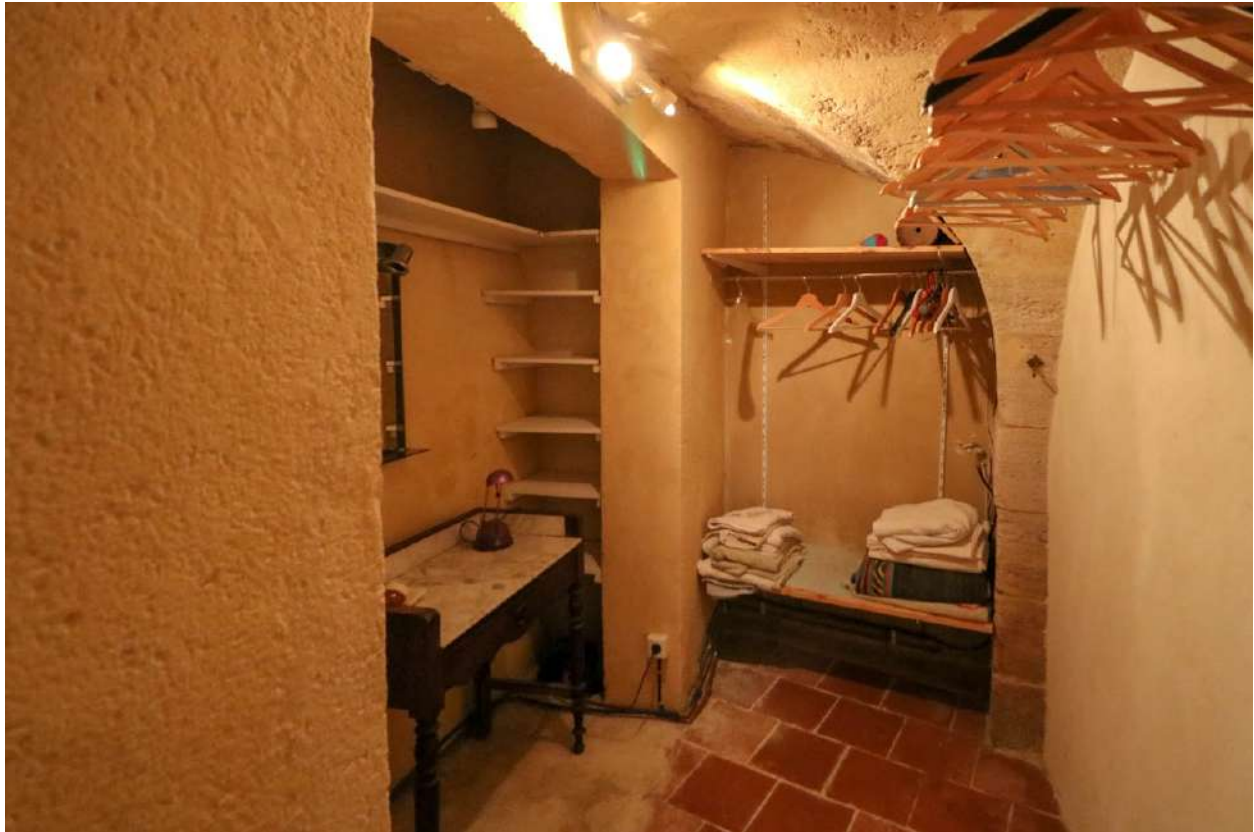






















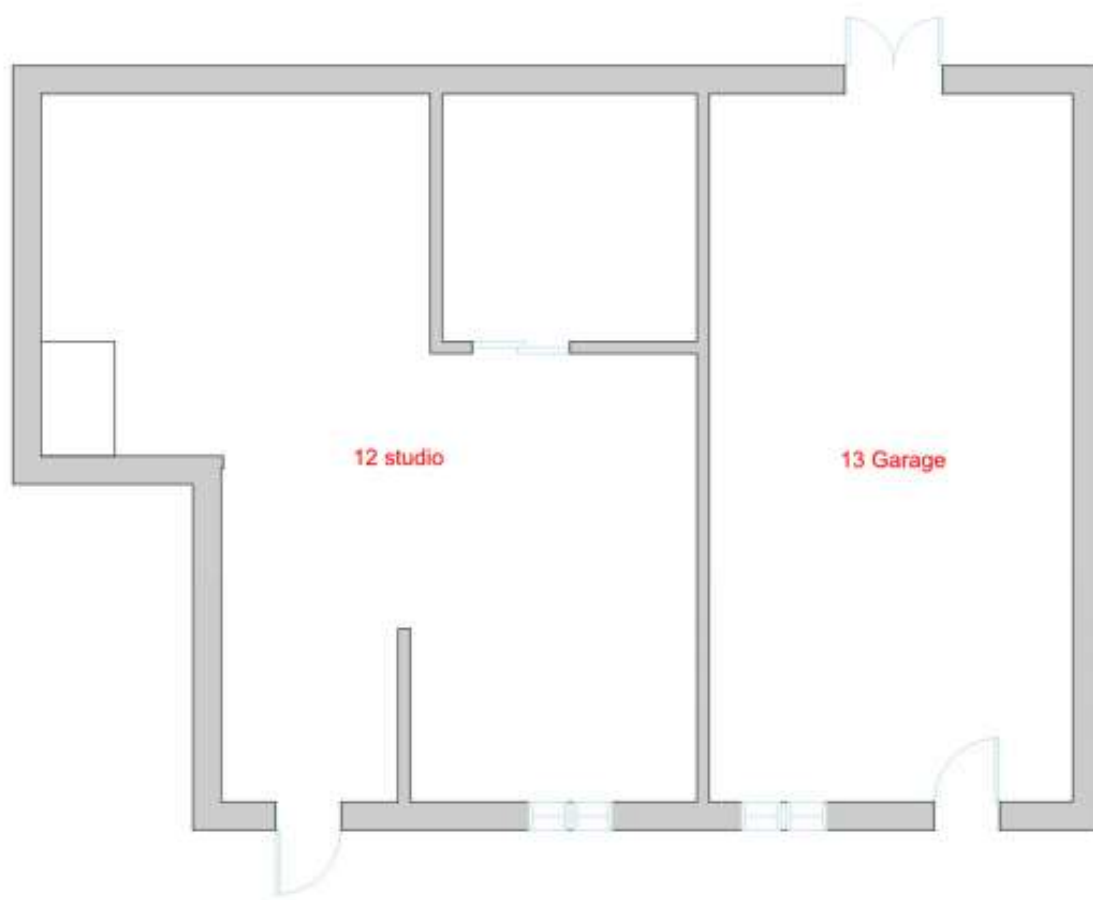




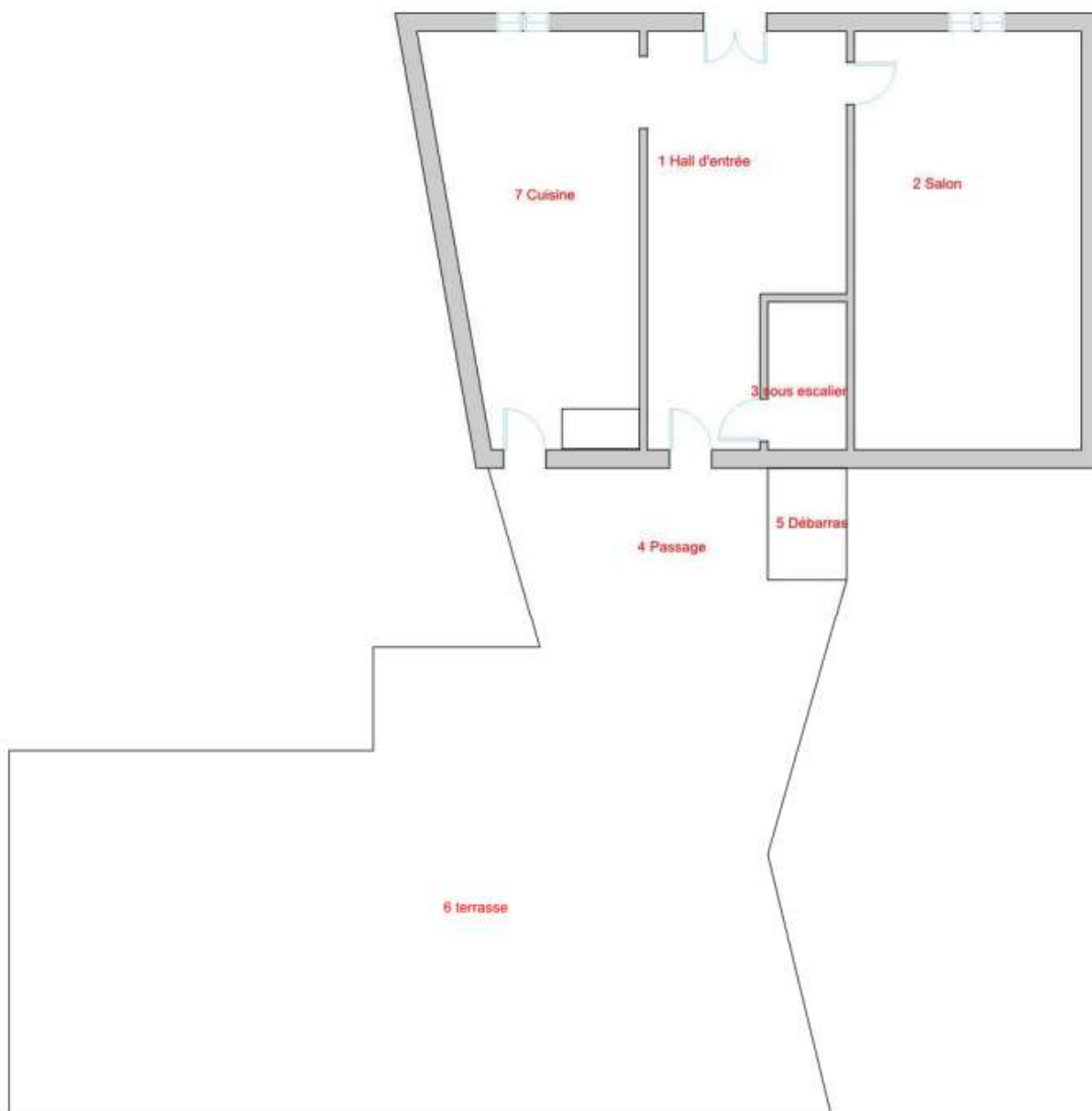


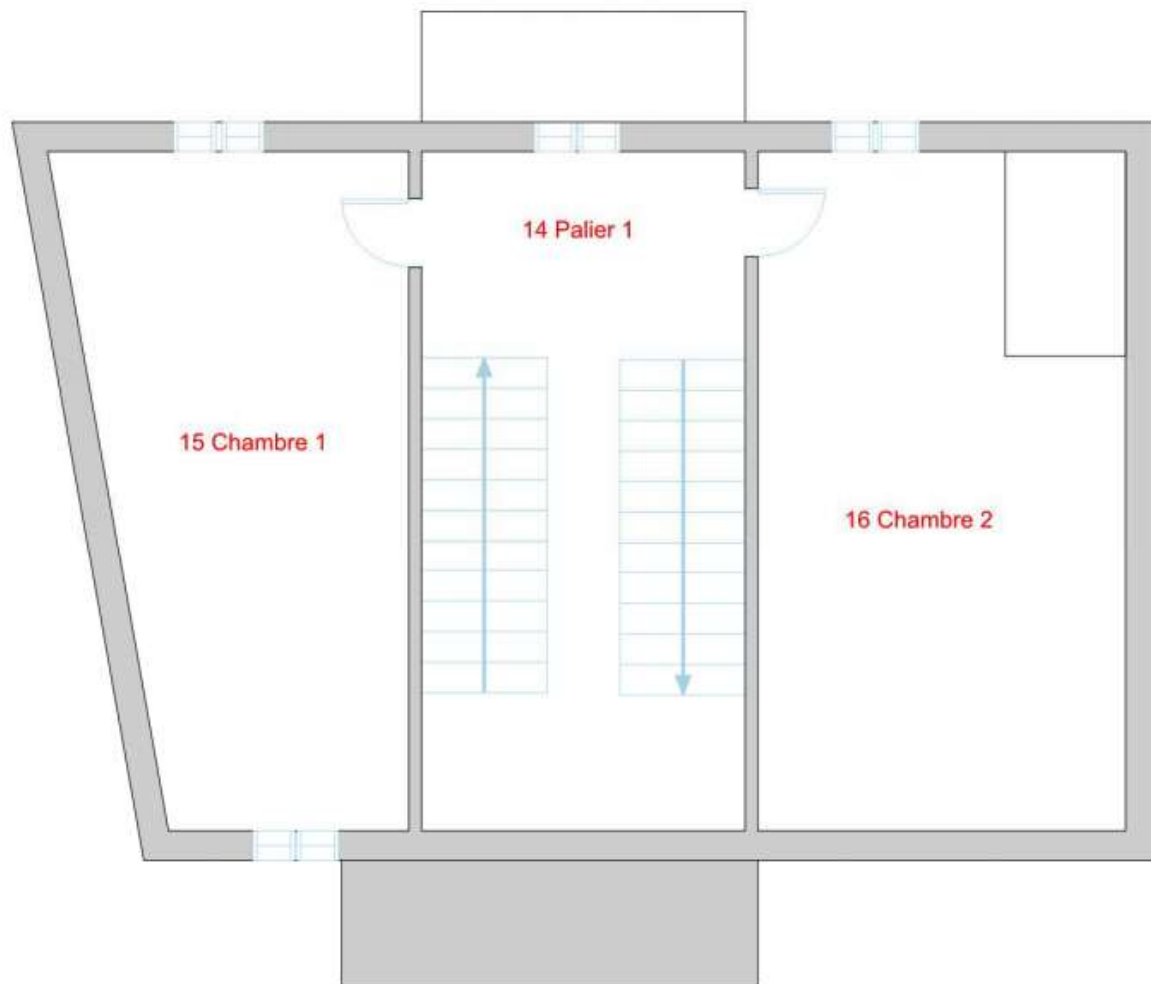




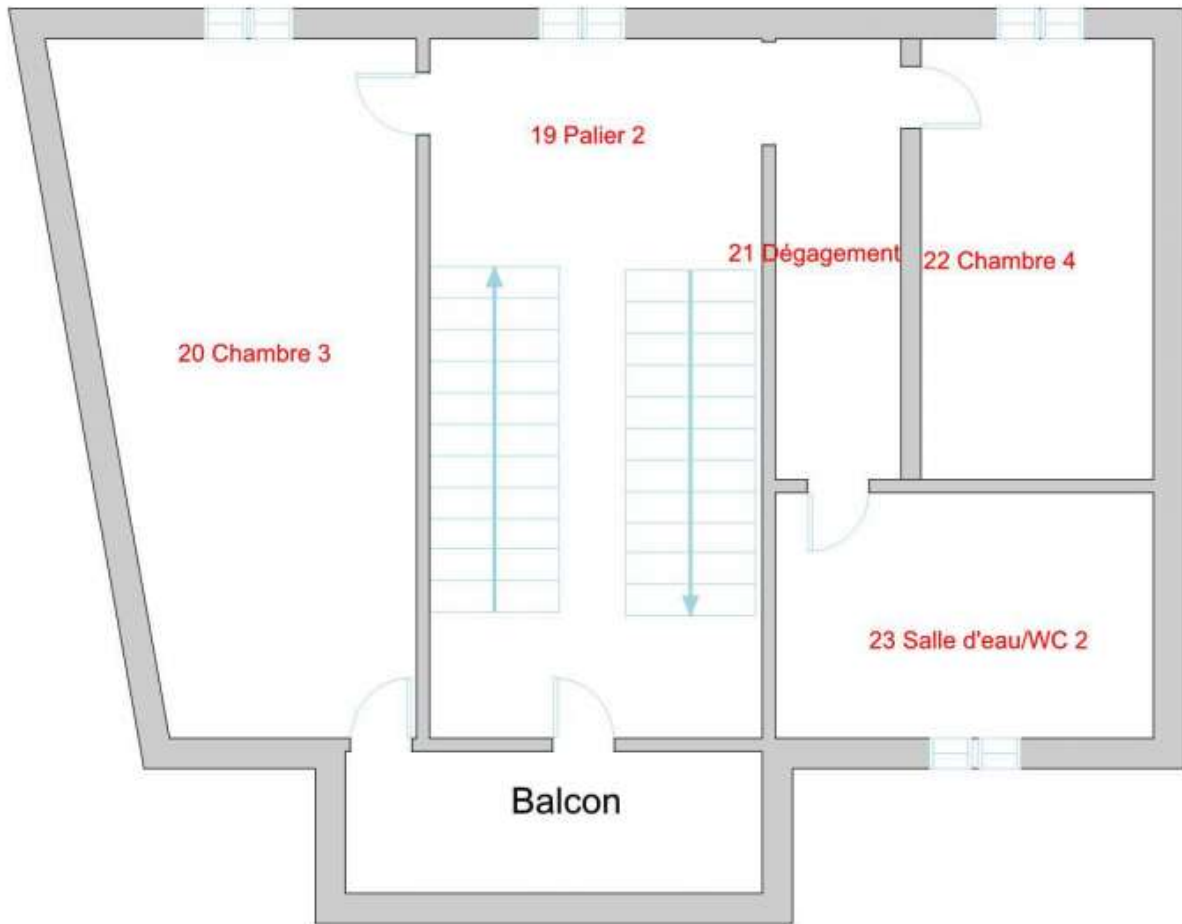












Feel free to contact us for more details!