

# Maison Uzetienne

**Region:** Languedoc   **Sleeps:** 12

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## Overview

Located in the picturesque town of Uzès in the enchanting South of France, this exquisite holiday house offers a perfect blend of traditional charm and modern comfort. With its five bedrooms, two bathrooms, and the capacity to accommodate up to 12 guests, it provides a spacious and inviting retreat for both families and friends alike.

The moment you step through the front door, you are greeted by a warm and welcoming ambiance. The interior is tastefully decorated with a mix of Provençal style and contemporary elements. The living spaces are bathed in natural light, creating an airy and cheerful atmosphere throughout the house.

The heart of the home is undoubtedly the well-appointed kitchen, where culinary enthusiasts can indulge their passion for French cuisine. Equipped with modern appliances and ample counter space, it invites guests to try their hand at creating delectable meals using the fresh produce from local markets. The adjacent dining area is perfect for everyone to come together.

The five thoughtfully designed bedrooms each has its own character. The two elegantly designed bathrooms offer both style and convenience, ensuring that guests can refresh and rejuvenate in style.

Stepping outside, the large garden beckons guests to unwind and go for a dip in the pool. The outdoor spaces are perfect for al fresco dining, leisurely afternoons spent reading, or simply basking in the Mediterranean sun. There are also multiple outside games to play so there is never a dull moment!

There is so much to see and do in Uzès. Have a wander around the lively Saturday market located in the town square, where you can discover lots of local products and fresh produce. And if you miss the Saturday one, then you can just catch up with the Wednesday one! The town also organises plenty of other events throughout the year, so there is bound to be one that sparks your interest.

## Facilities

Horse Riding • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Wi-Fi/Internet • Golf Nearby • Air-Con • BBQ • Washing Machine • Coffee Machine • TV • Villa • Private Pool • Table Tennis • Cots (Cribs) • Great Value • Modern • Caves/Pre-historic site • Ruins • Kid-friendly excursions • Water excursions/Boat trips • Trampoline • Pool Safety Feature • Heated Pool • Badminton • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • High





# Interior & Grounds

## Maison Interiors (200m²)

- Open plan kitchen, living/dining room with comfortable sofa, fireplace and flat screen TV
- Fully-equipped kitchen with oven, dishwasher, 2 induction hot plates, toaster, kettle, microwave, freezer, electric coffee machine
- Bedroom with French bed (140x190cm), TV and fan
- Bedroom with French bed (140x190cm)
- Bedroom with French bed (140x190cm) and fan
- Bedroom with bunk beds (90x190cm), and French bed (140x190cm)
- Bedroom with French bed (140x190cm)

## Outside Grounds

- Private heated swimming pool (12x6m, depth: 1-1.9m) with alarm system. Open approximately May - mid October
- Large balcony (30m²) with furniture
- Garden (3000m²) fenced with lawn and wildlife garden
- Large terrace, partly roofed with furniture
- Outdoor shower and pool house
- Barbecue
- Boules
- Table tennis
- Table football
- Trampoline
- Parking for up to 3 cars

## Facilities

- Wi-Fi
- Air Conditioning
- Electric heating
- TV
- Washing machine and dryer
- Iron
- Sauna





# Location & Local Information

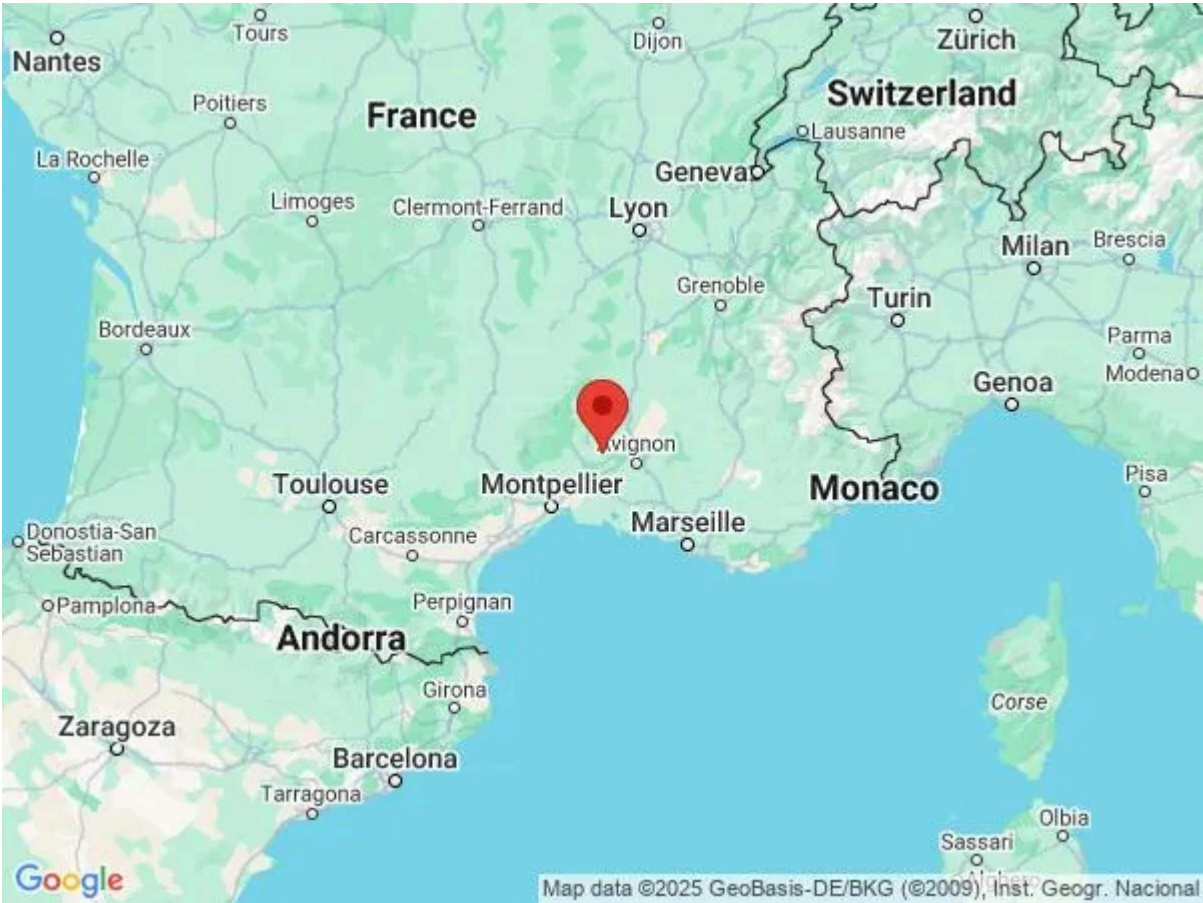
Located in Uzès, Maison Uzétienne stands as a premier holiday destination in the idyllic Gard-Lozère region of the South of France. Uzès, renowned for its medieval charm and historic significance, offers a perfect blend of rich heritage and modern allure. This holiday house is strategically located, providing guests with easy access to the town's vibrant markets, quaint cobblestone streets, and architectural marvels like the iconic Duchy Castle.

Surrounded by the enchanting Provençal landscape, Maison Uzétienne captures the essence of the region's beauty. Guests can immerse themselves in the lively atmosphere of Uzès, exploring local boutiques, charming cafés, and discovering the region's cultural gems. The town's central location also allows for convenient day trips to nearby attractions, including the renowned Pont du Gard and the scenic wonders of Gardon River.

Whether strolling through the historic Place aux Herbes or savouring the renowned local wines, Maison Uzétienne provides an ideal base for an authentic and unforgettable South of France holiday experience.

## Local Amenities

Nearest Airport	Nîmes Airport (39.7km)
Nearest Airport 2	Avignon (59.2km)
Nearest Village	Saint-Quentin-la-Poterie (3.3km)
Nearest Town/City	Uzès (2km)
Nearest Restaurant	(1.3km)
Nearest Supermarket	Uzès (1.3km)
Nearest Bar/Pub	(1.3km)
Nearest Tennis	Uzès (1.1km)
Nearest Golf	Uzès (2km)



## What we love

- A well-appointed kitchen and open living room/dining area invites guests to savour local delights from the local markets
- Five bedrooms, two bathrooms, and a private pool offer a serene escape, with leisurely days surrounded by lush gardens
- Perfectly situated for exploring Uzès' cultural gems, from the Duchy Castle to the Uzès Cathedral, and easy day trips to the Pont du Gard and Mediterranean coast
- Surrounded by Provence's landscapes, guests can venture into vineyards, lavender fields, and olive groves, immersing themselves in the natural beauty of the region

## What you should know...

- This house can sleep up to 12 guests across five bedrooms. Please note that two guests will be sleeping in bunk beds. Please see the 'Features' tab for further details.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 7.00 p.m. Other arrival times are on request only.
- **Departure time:** Before 10.00 a.m.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not included.
- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.
- **Changeover day:** Flexible approximately late-September to mid-May. Saturday during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 3 nights approximately late-September to mid-May. Saturday during all other periods.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax is included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to mid-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.