

New studio apartment (22 m ) in the historic centre of Uzès.



## INFORMATION

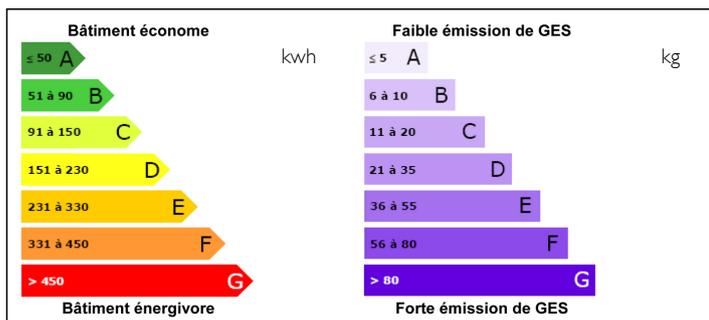
Town:	Uzès
Department:	Gard
Bed:	1
Bath:	1
Floor:	22 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Great investment opportunity to a new project in fully renovated historic building within walking distance to the Place aux Herbes – the central market square (voted the most beautiful market in Languedoc-Roussillon), with many restaurants and shops around. Easy access within 25 km from Roman town Nîmes, 35 km from Avignon with TGV station served by Eurostar trains or 83 km from Montpellier with connections to the international airports.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

This is a Historical building in the centre of Uzès with 18 apartments offers a newly renovated studios from 22 m<sup>2</sup> with mezzanine up to 35 m<sup>2</sup> with a balcony.

The building offers on the ground floor a spacious shared room with vaulted stone ceiling dedicate to coworking. A functional comis is organise as a laundry room, kitchen and toilets for practical daily use.

Outside, a bicycle area is located in the courtyard.

Great amenities and combines the comfort of new with the authentic charm of the old. The apartment will be finished to the highest of standards with parquet floors and inbuild cupboards.

An investment in this building qualifies French taxpayers for reductions under the 'Loi Malraux'.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES