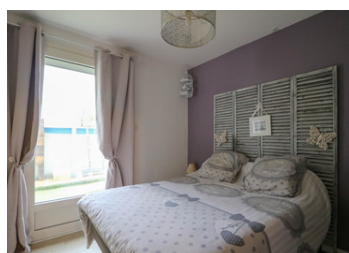
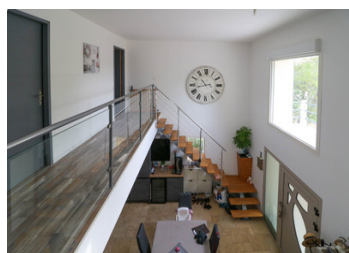


Beautiful house, recently renovated with private garden (still constructible).



INFORMATION

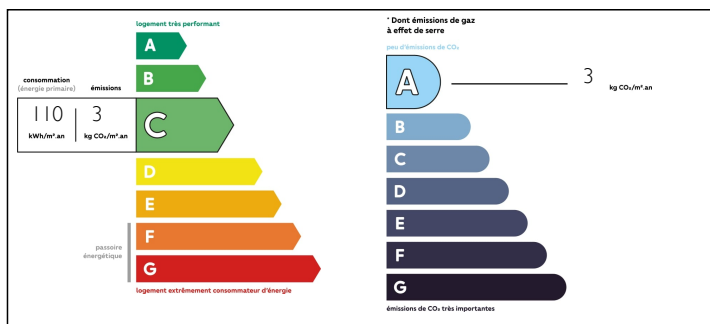
Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1730 m2



IN BRIEF

This spacious house with large living space, respecting Provençal architecture, could be the perfect holiday home or permanent residence in the countryside with lots of walking and cycling trails and surrounding rivers. combined with the comfort of a charming village with bakery, restaurant, school and weekly markets with fresh fruit and vegetables from local producers. Other shops and services such as pharmacy, doctor, post office, butcher, local shop are only 3 km away. It is ideally located for connections to the airports and TGV stations of Nîmes (25 km) and Avignon (50 km), 10 km from the historic town of Uzès with its famous Saturday market.

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.



LOCAL TAXES

Taxe foncière: 900 EUR

NOTES

DESCRIPTION

House completely renovated with quality materials: roof 2021, plumbing, electricity, facades and fence walls in imitation stone coating. Reversible air conditioning, and wood pellet stove. Automatic gate, videophone.

The ground floor offers:

- main entrance
- spacious living / dining room with high ceilings (54 m²)
- fully equipped open kitchen
- storeroom/laundry room
- WC
- master suite with its bathroom (double washbasin and corner bath) with access to the garden

On the first floor there are:

- 2 other bedrooms with fitted wardrobes (14 and 11 m²)
- bathroom with shower
- WC
- office or play area for children (can be transformed into a 4th bedroom).

Spacious garden of 1730 m² of which 900 m² can still be built on.

1 covered summer kitchen of 30 m² with extension of a wooden terrace of 50 m².

1 air-conditioned 13 m² bungalow with 20 m² wooden terrace (can be used as an office)

1 above ground swimming pool 8 x 3.75 m with suspended wooden terrace

1 workshop.

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