

Rare - Large plot of 1,7 ha partly constructible land near Uzès.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	16824 m2

## IN BRIEF

Plot of land in nice, popular village with restaurant, local shop and producers of wine and vegetables. Close to the tennis courts and walking and cycling trails, 15 km from Pont du Gard, only 4 km from Uzès with famous Saturday market, conveniently situated for connections to airports & TGV stations at Nîmes (30 km) or Avignon (40 km) is available unique spacious plot of land.



## 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

Fully fenced, mostly wooded and partly constructible (3224 m<sup>2</sup>) land overlooking the vineyards and the Cévennes mountains.

Small mas (105 m<sup>2</sup>) with 2 bedrooms and garage is part of the property.

Water and, electricity available on the edge of the property.

Potential for wedding venue or other activity in nature.

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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