

Very cosy 3bed home with garage and spacious (constructible) garden with the view on Mt. Bouquet, near Uzès.

EXCLUSIVE

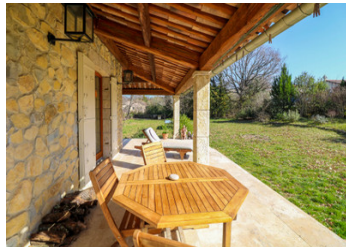


INFORMATION

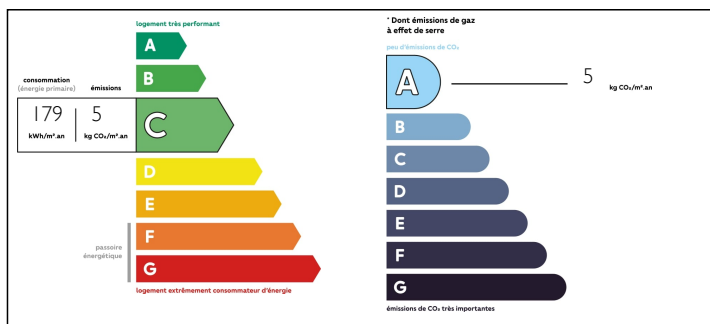
| | |
|-------------|---------|
| Town: | Uzès |
| Department: | Gard |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 133 m2 |
| Plot Size: | 4247 m2 |

IN BRIEF

This beautiful house was built in 1993 in spectacular countryside near Alès (20 km) or Uzès with famous market, and conveniently situated for connections to airports & TGV stations at Nîmes (48 km), Avignon (65 km) or Montpellier (95 km).



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

The south facing property offers on the ground floor:

- main entrance
- fully equipped kitchen with very well working wood burner and access to the terrace
- spacious living room (30 m²)
- toilet

On the 1st Floor:

- 3 bedroom (each approx. 15 m²) one of them is an ensuite with bathroom with bath and shower and toilet
- bathroom with shower and toilet
- spacious corridor with space for office

Garage attached (30 m²)

Very spacious garden (still constructible) with space for swimming pool.

All windows are double-glazed. The house has very good insulation and is heated mainly by the Swiss wood burner and electric heaters if necessary.

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

LOCAL TAXES

Taxe foncière: 934 EUR

NOTES