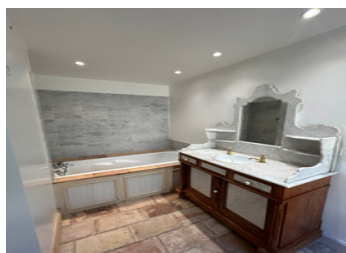
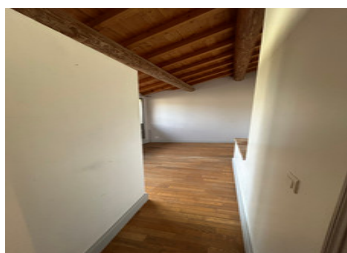


## VILLAGE HOUSE WITH TERRACE AND GARAGE



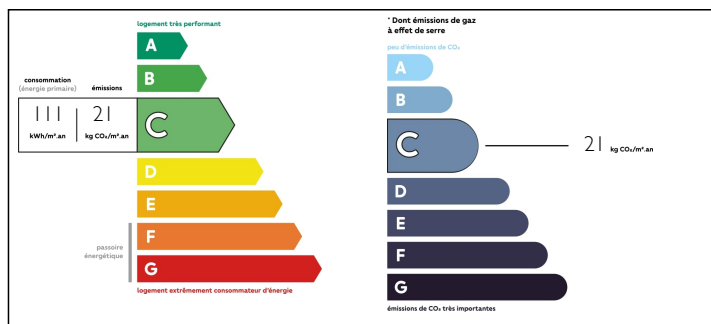
## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	2
Bath:	2
Floor:	97 m2
Plot Size:	20 m2

## IN BRIEF

Village house on three levels, two minutes' walk from the famous Place aux Herbes, completely renovated using quality materials. It comprises a garage on the ground floor, a living room on the first floor with fully-equipped open-plan kitchen and period fireplace. On the second floor there is a bedroom with en-suite shower room and on the top floor a bedroom with en-suite bathroom, opening onto a terrace with pergolas.

## 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 property is ideally situated close to all amenities and is ideal as a pied à terre. It can also be used as a seasonal rental, given the strong appeal of the region with its many tourist resorts.

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



## LOCAL TAXES

**Taxe foncière: 1289 EUR**

## NOTES