

4-bedroom villa (170 m ) with pool and big garage near Pont du Gard, 15 from Uzès.

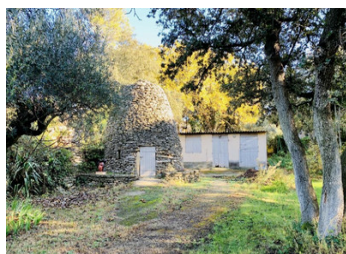
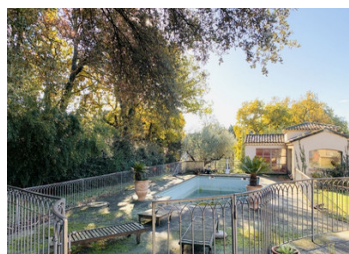


## INFORMATION

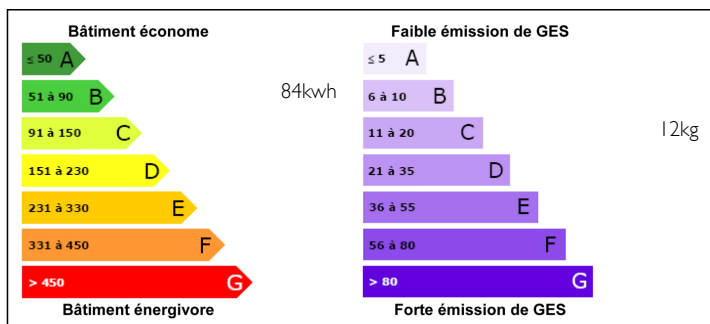
Town:	Uzès
Department:	Gard
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	4600 m2

## IN BRIEF

Villa on two levels with double glazed windows, central heating system. It is situated in a nice village with bakery and restaurants near the Roman Pont du Gard, 15 km from Uzès, 25 km from Avignon and 30 km from Nimes with connections to the airports and TGV stations.



## 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: 1835 EUR

## NOTES

## DESCRIPTION

The property can be entered via private driveway with electric gates.

The house was built in a traditional way with quality materials and in a Provençal spirit.

Ground floor:

- main entrance
- living room with fireplace (30 m<sup>2</sup>)
- opening to the dining room with kitchen with access on to the covered terrace with BBQ
- 2 bedrooms
- Bathroom with bath
- Separate toilet
- Office (could be another bedroom) with independent entrance
- Laundry room
- Dressing room

First floor:

- 2 more bedrooms
- Bathroom with toilet

In front of the house is small fountain with south facing terrace overlooking the swimming pool (10x5m) with pool house (40 m<sup>2</sup>) with shower and bar (could be also office or guest house).

Behind the main house is spacious triple garage (70 m<sup>2</sup>), 2 horse boxes, another garage and traditional 'capitel' - a stone hut

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