

Stunning well renovated 18th century townhouse (200 m ) in quiet central part of Uzès. 4 bedrooms, 3 bathrooms, courtyard with pool, sauna, garage, cellar.



## INFORMATION

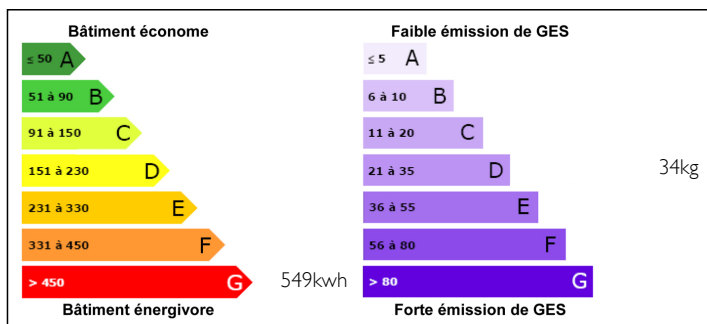
Town:	UZES
Department:	Gard
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	30 m2



## IN BRIEF

Renovated town house on 3 levels with double glazed windows, in the heart of the historic town of Uzès, 5 minutes walk from the central square - Place aux Herbes. Very light, south facing, not overlooked property in quiet part of the town. Easy to park car in the recently redone street.

## 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

On the ground floor - entrance, cosy living room opening to the fully equipped kitchen overlooking the sunny courtyard with small pool, wc, shower, sauna, garage and access to the cellar.

On the first floor there are 2 bedrooms with dressing room and bathroom, wc, covered terrace with big dining table.

On the second floor are 2 more spacious rooms, one with dressing and shower.

## LOCAL TAXES

**Taxe foncière: 1 169 EUR**

**Taxe habitation: 950 EUR**

## NOTES