

Luxury 3 bedroom, recently renovated apartment on the top floor in the centre of the medieval town of Uzès.

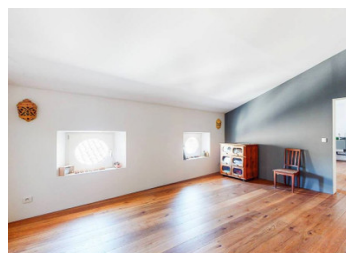
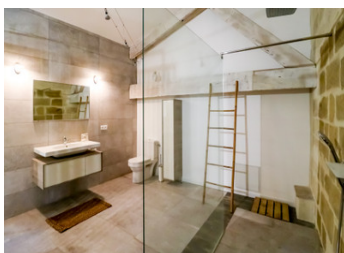
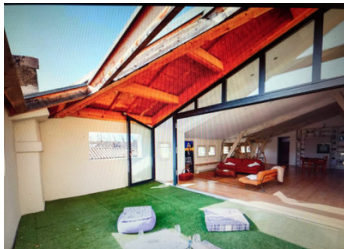
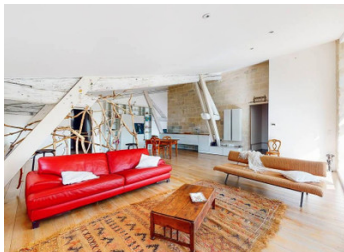


## INFORMATION

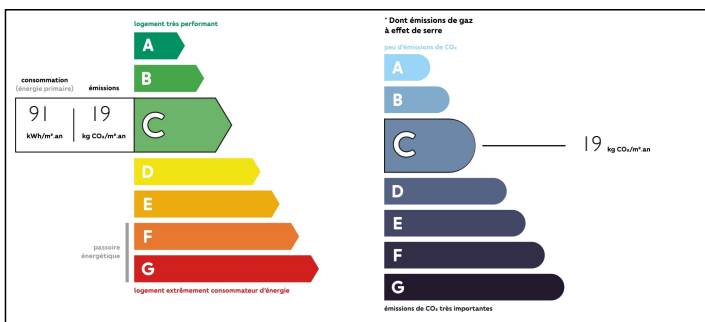
Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	187 m2
Outside Space:	16 m2

## IN BRIEF

An apartment full of character on the 3rd floor (without elevator) of a stone house with double-glazed windows in a very beautiful private mansion with monumental stone staircases, near Place aux Herbes – the central market square, with many restaurants and shops around. Easy access to the Roman town of Nîmes, 25 km. 35 km from Avignon with TGV station served by Eurostar trains or 83 km from Montpellier with connections to the international airports.

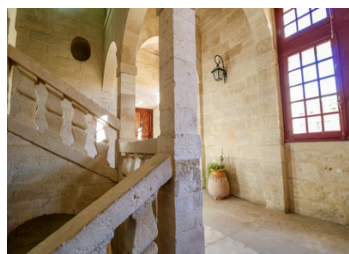
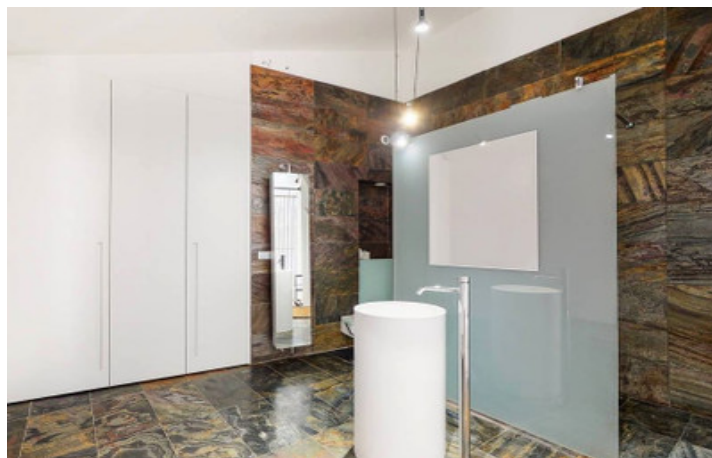


## ENERGY - DPE



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 top floor apartment comprises :

- entrance hall
- superb main open-plan living room (70 m<sup>2</sup>) with fully equipped kitchen opening to a terrace (18 m<sup>2</sup>)
- 3 bedrooms
- 2 bathrooms
- separate toilet
- 2nd guest kitchen
- laundry room

High ceilings and exposed beams, renovated in 2017 work still under guarantee.

Annual charges: 1800 €

This apartment could be sold furnished.

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Co-owned building of 10 units

Provisional annual charges: 1800€

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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: 265 EUR

## NOTES