LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A10607 Price: 897 000 EUR

agency fees to be paid by the seller

New development - new build stone house with traditional style with 4 bedrooms, garage and garden with pool.















INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	1659 m2

IN BRIEF

Spacious stone mas designed by architect with high quality materials, respecting the Provencal style combined with modern comfort.

Near a charming village with bakery, restaurant, school and weekly markets with fresh fruit and vegetable from local producers. This could be perfect holiday home or permanent residence in the countryside with many walking and cycling trails and surrounding rivers. Other shops and services like pharmacy, doctor, post office, butcher, local shop are only 3 km away. It is conveniently situated for connections to airports and TGV stations at Nîmes (25 km) and Avignon (50 km), 10 km from the historic town of Uzès and its famous Saturday market.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

The ground floor offers:

- main entrance hall
- wc
- open plan fully equipped kitchen and living area with access to the half covered terrace with outside dining table overlooking the garden with swimming pool
- 1st bedroom with own bathroom and dressing room
- attached garage (50 m²) with access to laundry room and the kitchen.

On the first floor there is:

- 2nd bedroom with own bathroom
- 2 more bedrooms with built-in wardrobes
- shower room with walki-in shower
- separate toilet.

Heating system is with heat pump.

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

NOTES