LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A19995RSI30 Price: 555 000 EUR

agency fees to be paid by the seller

The former temple for renovation project in charming village with amenities only 4 km from Uzès.















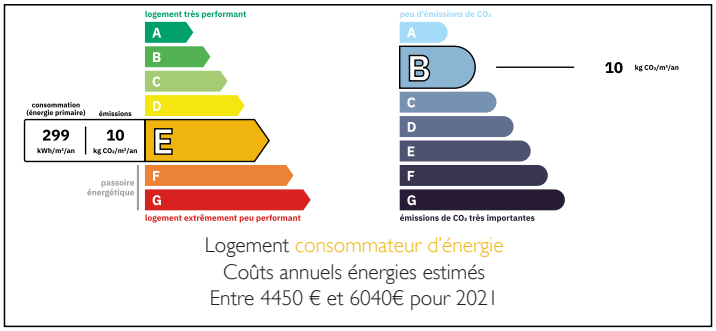
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	7
Bath:	4
Floor:	248 m2
Plot Size:	535 m2

IN BRIEF

This full of character property with a lot of potential is situated in the centre of a charming village, in walking distance to the local shop, bakery, library, school, restaurant and bar, not far from a supermarket, pharmacy etc, only 4 km from historic town Uzès with famous Saturday market., conveniently situated for connections to airports and TGV stations at Nîmes (27 km), Avignon (40km) or Montpellier (86 km).

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4450 € et 6040€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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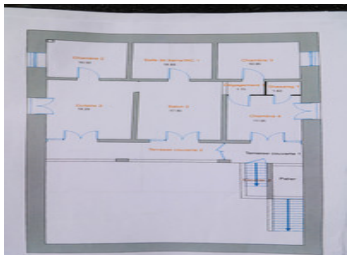
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DESCRIPTION

Character stone property built in 1830 is currently divided into 4 flats on 3 levels.
On the ground floor are 2 studios, each approx. 30 m² and on the 1st and 2nd floor 2 more apartments, each with approx. 80 m².
The apartments overlook a small garden.

Great potential for an atypical project (rentals, bed and breakfast, art gallery, unique home etc).

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

LOCAL TAXES

Taxe foncière: **2100 EUR**

NOTES

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