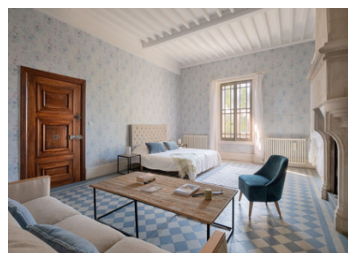


19th century villa full of character in a private and secure residential complex with swimming pool.



## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Uzès   |
| Department: | Gard   |
| Bed:        | 3      |
| Bath:       | 3      |
| Floor:      | 217 m2 |
| Plot Size:  | 354 m2 |

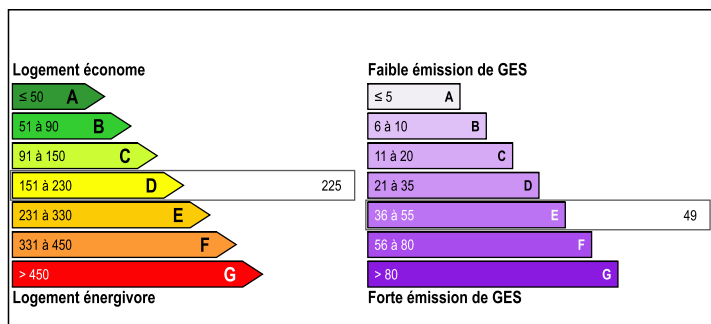


## IN BRIEF

This bourgeois house integrated into a new and secure residential complex with access to the residence's private swimming pool is situated in a quiet location in walking distance to the Place aux Herbes – the central market square (voted the most beautiful market in Languedoc-Roussillon), with many restaurants and shops around.

Easy access within 25 km of the Roman town of Nîmes, 35 km from Avignon with TGV station served by Eurostar trains and 83 km from Montpellier with connections to the international airport.

## 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 257 m<sup>2</sup> mansion with authentic charm was built in 1890 with the architectural style characteristic of the end of the 19th century.

The lower ground floor has 126 m<sup>2</sup> of floor space. It includes a 33 m<sup>2</sup> garage, a 29 m<sup>2</sup> workshop and other technical or storage rooms.

Main floor:

- the entrance hall with stone walls is accessible by a wide staircase. It distributes the day rooms, which include
  - a living room (30 m<sup>2</sup>)
  - 2nd separate living room (28 m<sup>2</sup>),
- both with high beamed ceilings (à la française) of around 3.60m, and a fireplace. The living room opens onto a large 37 m<sup>2</sup> terrace which communicates with the garden.
- the separate kitchen offers an area of 21 m<sup>2</sup>.

The first floor, accessible by a wide wooden staircase, hosts the night rooms.

- master suite with a 34 m<sup>2</sup> bedroom and an adjoining bathroom of 15 m<sup>2</sup> opening onto a dressing room.
- two other south-facing bedrooms (one of 34 m<sup>2</sup> and one of 17 m<sup>2</sup>), each with their private bathroom

Features:

Entrance hall with stone walls, cement tiles, fireplaces, exposed wooden beams, solid wood doors.

- Access to the residence's private swimming pool
- Garage on the ground floor of the villa + a garage in the basement of the residence
- Gas heating
- Complete renovation of the roof.
- Thermal insulation of the attic.
- Restoration of shutters and joinery.
- Complete overhaul of the plumbing.
- Overhaul of electrical installations (replacement of equipment, intercom).

## NOTES