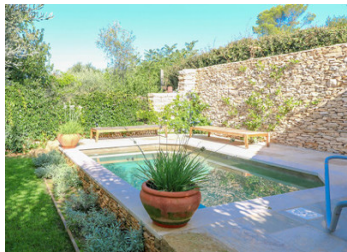


Full of character, renovated 3-bed village house (168 m) with garden and pool in charming village near Uzès.

EXCLUSIVE



INFORMATION

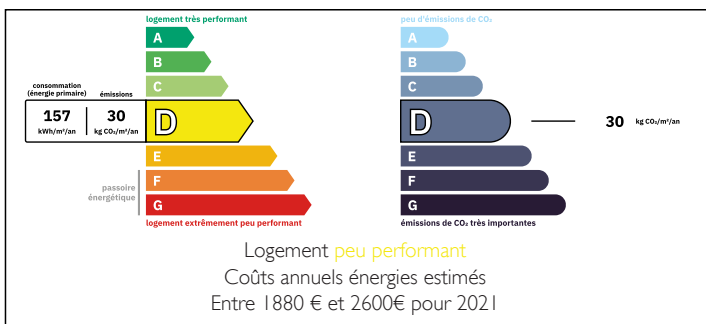
Town:	Uzès
Department:	Gard
Bed:	4
Bath:	4
Floor:	168 m2
Plot Size:	348 m2

IN BRIEF

Full of character, a stone house with small garden and excellent rental potential can be the perfect holiday home or permanent residence. This house is located in a quiet part of a charming village SAINT MAXIMIN with a very good restaurant, post office, school, tennis courts, near many walking and cycling trails, 9 km from Pont du Gard, 4 km from Uzès, and conveniently situated for connections to airports & TGV stations at Nîmes (30 km) or Avignon (40 km). Only 15 km from the motorway A9.

[To view more photos, click here](#)

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

The house offers on the ground floor:

- Main entrance with the reception room with fire place
- WC
- Spacious garage
- Cellar
- Workshop/office (could be guest bedroom)
- Bathroom with shower and toilet

On the 1st floor:

- Fully equipped kitchen
- Dining room with terrace overlooking the garden
- Living room with fireplace
- Bedroom with terrace
- Bathroom with the bath, shower and toilet

On the 2nd floor:

- 2 more ensuite bedrooms

Fully fenced private garden with plunge pool - 4,2 x 2,8 m (18m3).

Easy to rent out.

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

LOCAL TAXES

Taxe foncière: 1682 EUR

NOTES