LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29218RSI30 Price: 495 000 EUR

agency fees to be paid by the seller

Beautifully renovated single storey 4-bed villa with garage and garden in walking distance to centre of Uzès.

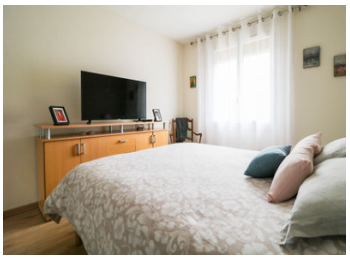














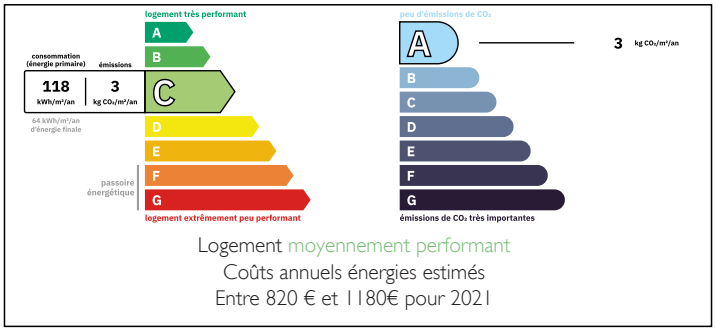
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	855 m2

IN BRIEF

This recently renovated well insulated house can be ideal as family house or holiday home in walking distance within the historical centre of Uzès, only a couple of minutes from the Place aux Herbes - the central market square and all the shops and restaurants. Easy access within 35 km from Avignon with TGV station served by Eurostar trains, 25 km from Nîmes or 83 km from Montpellier with connections to the airports.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 820 € et 1180€ 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.

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LOCAL TAXES

Taxe foncière: **1144 EUR**

NOTES

DESCRIPTION

This very comfortable house consists of:

- Entrance by veranda
- Fully equipped kitchen (11 m²) with access to the
- Laundry room (4,5 m²)
- Garage with mezzanine (15 m²)
- Living/dinning room (32 m²) with fire place with opening on the terrace overlooking the private garden with space for the swimming pool
- Separate toilet
- Bathroom with shower and bath (5,2 m²)
- 4 bedrooms (9, 11, 12 and 25 m²) with built-in cupboard
- workshop (26 m²) with cellar (10 m²)

Fully fenced private garden with 2 garden sheds and space for the pool. Covered car park.

Potential space in the attic for extra room or office.

Modern and economical house with air-condition, electric shutters and alarm.

Easy to rent out for long term or seasonal.

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