LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39334RSI30 Price: 299 000 EUR

agency fees to be paid by the seller

Elegant full of character 18th-century stone townhouse with fireplace in center of Uzès.















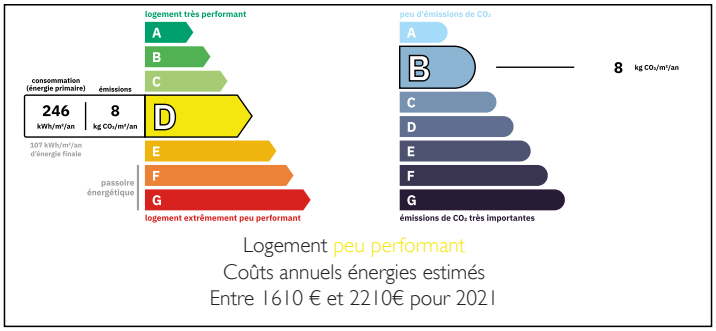
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	0 m2

IN BRIEF

This authentic 18th-century townhouse lies in the heart of Uzès, with lively markets and Provençal way of life. Perfectly restored, the property combines period charm with modern comfort and offers 110 m² of living space. From its welcoming atmosphere to its unique spiral staircase, this house captures the essence of Uzès. Only a few minutes to walk to the famous Place aux Herbes, with cafés, shops and weekly markets, while the town also serves as an ideal base for exploring Nîmes, Avignon, the Pont du Gard and the surrounding countryside.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1610 € et 2210€ 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

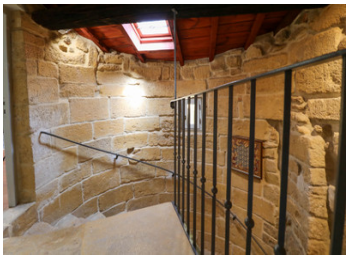
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LOCAL TAXES

Taxe foncière:	**1350 EUR**

NOTES

DESCRIPTION

The house offers:
• on the ground floor:
o Charming entrance hall (6 m²)
o Bathroom with WC (8 m²)
o Room with sauna which can be converted into office or another guest room (12 m²)
• on the 1st floor:
o bedroom with character (12 m²)
o cosy living room with fireplace (20 m²)
o fully equipped open kitchen with dining area (15 m²)
• on the 2nd floor:
o Spacious bedroom with high ceiling (23 m²)
o Separate bathroom with WC (9 m²)

Features & Atmosphere:
• Authentic stone walls and 18th-century details
• Striking spiral stone staircase linking the floors
• Recently fully restored with care to preserve historic character
• Adaptable layout suitable for permanent residence or holiday home

Lifestyle & Location:
• Prime location in Uzès, within walking distance of shops, restaurants and the Place aux Herbes
• Perfect setting to enjoy the cultural life, markets, and heritage of Uzès
• Easy access to the wider Gard and Provence region, with Nîmes and Avignon nearby

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