LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47559RSI30 Price: 299 000 EUR

agency fees to be paid by the seller

Versatile village house with 2 dwellings, courtyard with basin and up to 4 bedrooms near UZES.















INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	40 m2

IN BRIEF

Richard Singer of Leggett Immobilier International is delighted to present this exceptional property in the heart of the attractive village of Saint-Maximin. Rare and unusual, the house comprises 2 dwellings linked by a central courtyard with a basin. It includes 2 kitchens, 2 living rooms and 4 rooms The living accommodation occupies two upper floors, above an entrance and 3 ground-floor voted cellars. The property enjoys a very peaceful setting.

The village itself offers excellent amenities including two restaurants, school, post office, and tennis courts, and is surrounded by scenic walking and cycling trails. The UNESCO-listed Pont du Gard is only 9 km away, while connections to TGV and airports are easy via Nîmes (30 km) or Avignon (40 km). The A9 motorway is just 15 km. Whether as a permanent home, holiday retreat, or rental investment, this...

ENERGY - DPE

DPE not required.

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.
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DESCRIPTION

In the heart of Saint-Maximin, this unusual village house offers a flexible layout divided between two living areas linked by a central courtyard with a basin. Each of the living accommodation occupies the two upper floors with own kitchen, living room, wc, shower and 2 bedrooms, while the ground floor contains the entrance and three cellars, offering valuable additional storage.

The central courtyard with its basin creates a pleasant, private outside space. The property also has a terrace.

A rare and peaceful village property with a flexible and unusual layout. All recently renovated, heating system not installed yet.

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

LOCAL TAXES

Taxe foncière: **300 EUR**

NOTES

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