

Single-storey 3-bed villa with panoramic views, pool and spacious garden, 6 km from Uzès.



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Maximin |
| Department: | Gard          |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 125 m2        |
| Plot Size:  | 2000 m2       |

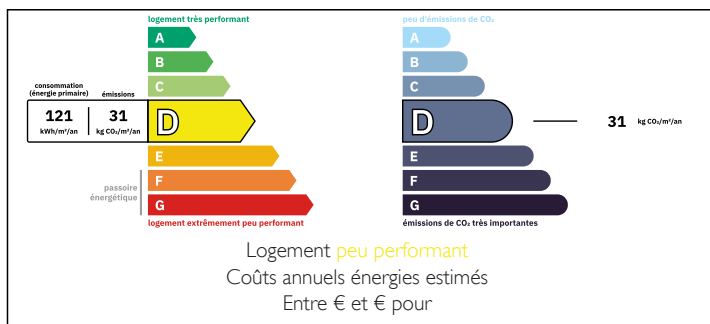


## IN BRIEF

Set in a peaceful and privileged location near the shops and amenities of Uzès, this bright, south-facing single-storey villa offers 125 m<sup>2</sup> of living space and beautiful open views across the surrounding countryside. The property features a spacious living and dining area opening onto a large terrace, 3 bedrooms, a bathroom, a garage and a utility room. Outside, the 2,000 m<sup>2</sup> plot includes an 8 x 4 m swimming pool, a covered terrace and a summer kitchen, creating an ideal setting for outdoor living. A comfortable home combining tranquillity, practical features and Provençal charm, close to the historic town of Uzès.

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...

## 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.



## LOCAL TAXES

**Taxe foncière: 1580 EUR**

## NOTES

## DESCRIPTION

This bright and welcoming single-storey villa (built in 1999) offers 125 m<sup>2</sup> of living space in a peaceful setting, while remaining close to local shops and amenities in Uzès. Facing south, the property enjoys plenty of natural light and attractive panoramic views of the surrounding landscape.

The spacious living and dining area forms the heart of the home and connects directly to the kitchen. Both living spaces open onto a large terrace, allowing you to enjoy the views and make the most of indoor-outdoor living.

The sleeping accommodation comprises 3 comfortable bedrooms and a bathroom fitted with both a shower and a bathtub. A separate WC with hand basin, a utility room and direct access to the garage add to the practicality of the layout.

Outside, the 2,000 m<sup>2</sup> plot offers a wonderful setting for relaxation, with no overlooking properties. The garden features an 8 x 4 m swimming pool and a large terrace, part of which is covered and ideal for outdoor dining in the shade. A summer kitchen provides the perfect space for entertaining family and friends.

The property also benefits from a crawl space beneath the house, cleverly used for storage and as a cellar. Reversible air conditioning in the main living area provides additional comfort, and the house is connected to mains drainage.

Combining single-storey living, panoramic views, generous outdoor space and proximity to Uzès, this is an appealing opportunity for anyone seeking a peaceful Provençal lifestyle close to the amenities and charm of the...