

Contemporary single-storey 4-bed villa with pool, near Uzès.

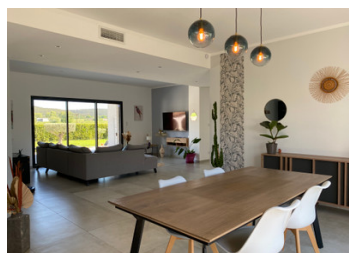


INFORMATION

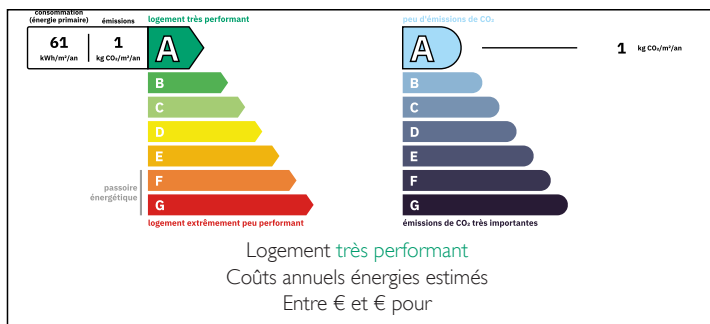
Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	1684 m2

IN BRIEF

Just a few minutes from Uzès, this beautifully maintained contemporary villa offers approximately 175 m² of single-storey living in a peaceful setting with open views across the surrounding hills and countryside. Set within an enclosed, landscaped garden of around 1,600 m², the property features a 10 x 5 m swimming pool, a fully equipped pool house, a pétanque court, a workshop and a garage. The bright, spacious living area opens onto a large terrace, while the well-designed layout separates the bedrooms into two distinct wings. There are four bedrooms, including a principal suite with its own shower room and dressing room, plus a TV lounge with mezzanine that can serve as a fifth bedroom. Reversible ducted air conditioning, solar panels, electric roller shutters and automatic irrigation add to the comfort of this attractive home.

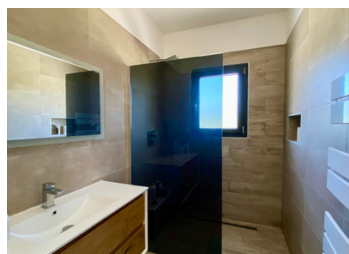


ENERGY - DPE



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: 1700 EUR

NOTES

DESCRIPTION

- A peaceful setting near Uzès: Located just a few minutes from the historic town of Uzès, this contemporary single-storey villa enjoys an attractive setting with open views over the surrounding hills and countryside. Carefully maintained, it combines generous proportions, natural light and a practical layout designed for comfortable everyday living.

- Bright and spacious living areas: A generous entrance hall leads into a large, dual-aspect living room filled with natural light. With direct access to the spacious terrace and lovely open views, this is an ideal space for relaxing or entertaining. The bright, functional kitchen benefits from numerous windows and also opens onto the outdoor areas. A utility room and pantry, conveniently located near the entrance, provide useful additional storage and workspace.

- A well-designed sleeping area: The accommodation is arranged in two separate wings. One wing comprises three bedrooms and an attractive family bathroom with a shower. The second wing offers a principal suite with its own bedroom, shower room and dressing room. A separate 14 m² TV lounge with mezzanine provides additional flexibility and can be used as a fifth bedroom if required.

- A wonderful outdoor lifestyle: The enclosed garden of approximately 1,600 m² is attractively landscaped with established trees and offers plenty of space to enjoy the Mediterranean climate. The 10 x 5 m swimming pool is complemented by a well-equipped pool house with a shower, WC, kitchenette and shaded summer lounge. A pétanque court provides the perfect setting for relaxed afternoons with family and friends.

- Practical...