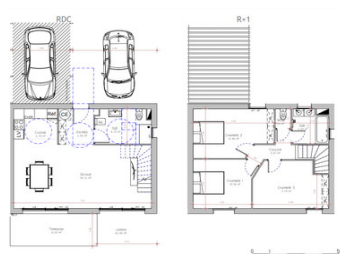


Newbuild 3 bedroom house (89 m) with terrace and garden for sale in Uzès.



INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	44 m2



IN BRIEF

Great investment opportunity to a new project 2km (15 min walk) from historical centre of Uzès with its central market square (voted the most beautiful market in Languedoc-Roussillon), with many restaurants and shops around. Easy access within 25 km from Roman town Nîmes, 35 km from Avignon with TGV station served by Eurostar trains or 83 km from Montpellier with connections to the international airports.

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.

DESCRIPTION

This property offers:

- on the ground floor:
 - Living room with kitchen - 34,4 m² opening to the terrace
 - Bathroom with wc - 6,72 m²
- on the 1st floor
 - 1st bedroom - 10,36 m²
 - 2nd bedroom - 11,79 m²
 - 3rd bedroom - 12,96 m²
 - Bathroom with toilet- 4,22 m²
 - terrace - 10 m²
 - garden with parking space - 34,93 m²

In secure residency with 14 apartments and 10 villas.
Lower notaire fee for new development.

Delivery scheduled for Decembre 2025.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES