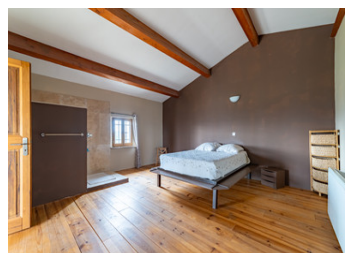


Elegant mas style stone house near UZES.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	252 m2
Plot Size:	8200 m2

## IN BRIEF

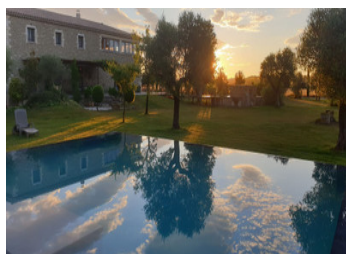
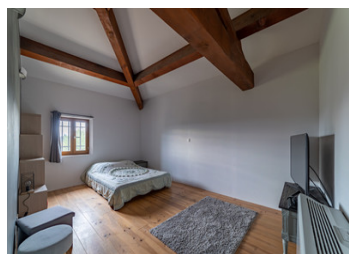
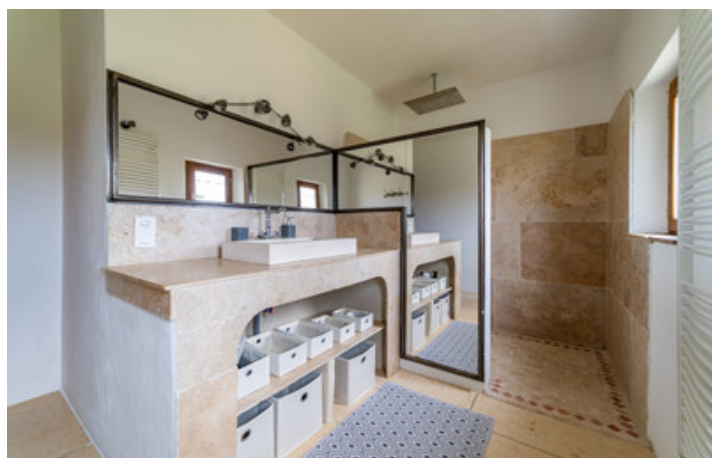
This beautiful property with a lot of character is situated near charming village with the local shop, library, school, restaurant, bar, not far from a supermarket, pharmacy etc, only 4 km from historic town Uzès with famous Saturday market., conveniently situated for connections to airports & TGV stations at Nimes (27 km), Avignon (40km) or Montpellier (86 km).

## 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

From the entrance you discover a fully equipped and fitted kitchen, extended by a living room/lounge with fireplace and skylight. The set of approximately 85 m<sup>2</sup> and its exposed beams opens onto a large terrace with a view of the garden. The ground floor lever is completed by 1st bedroom, a bathroom as well as a laundry room and nice cellar of more than 20 m<sup>2</sup>.

The first floor you access by a beautiful stone staircase, where is situated the lounge & relaxation area of approximately 35 m<sup>2</sup> enjoying an almost panoramic view. 2 more bedrooms, a master suite and bathroom complete this floor.

To complete it all, in the heart of the landscaped garden, a magnificent 10x8m mirror swimming pool and its poolhouse will allow you to enjoy the hot summer days. Ideally located, without vis-à-vis, calm and serenity.

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

## LOCAL TAXES

**Taxe foncière: 1 400 EUR**

**Taxe habitation: EUR**

## NOTES