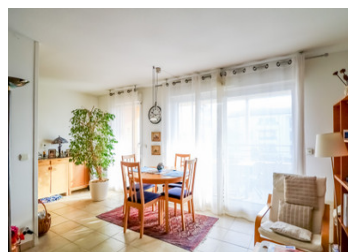


2bed apartment (72 m ) with terrace and garage in the centre of medieval town Uzès.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	2
Bath:	1
Floor:	72 m2
Outside Space:	14 m2

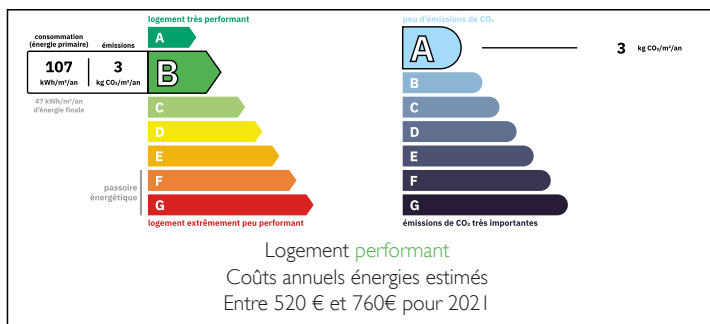


## IN BRIEF

Only a few minutes in walking distance from Place aux Herbes – the central market square, with many restaurants and shops around, in a quiet and secure location is situated this apartment in recently build residence on 1st floor with elevator.

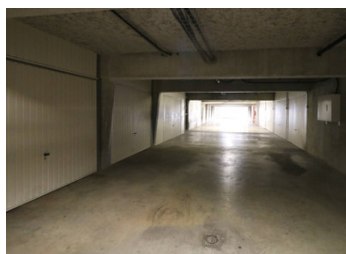
Easy access within 25 km from Roman town Nîmes, 35 km from Avignon with TGV station served by Eurostar trains or 83 km from Montpellier with connections to the international airports.

## ENERGY - DPE



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 flat on 1st floor consists of:

- Entrance hall with built-in cupboard
- Open-plan living room with kitchen (32 m<sup>2</sup>) and sliding door to
- Covered south facing terrace (14 m<sup>2</sup>)
- Corridor with built-in cupboard
- Bathroom with shower
- Separate toilet
- 2 bedrooms (each 12 m<sup>2</sup>) with built-in cupboard

- one lockable garage in the basement belongs to the flat

Air-condition and modern electric heaters.

Easy to rent out for long term or seasonal.

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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: 1107 EUR

Taxe habitation: EUR

## NOTES