

Beautiful and spacious stone house with a lot of potential in charming village, only 6 km from Uzès.



## INFORMATION

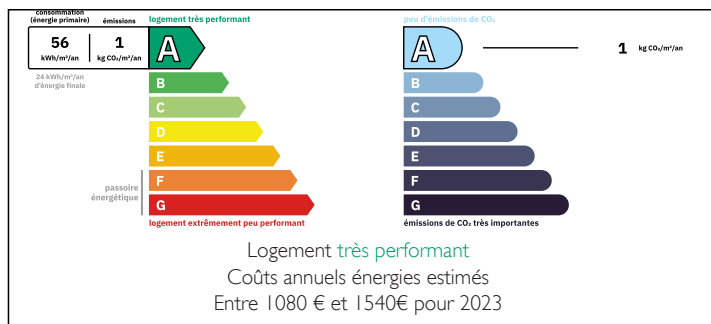
Town:	Uzès
Department:	Gard
Bed:	6
Bath:	3
Floor:	250 m2
Plot Size:	6000 m2

## IN BRIEF

This very spacious and very economic house build in 1978 with approx. 250 m<sup>2</sup> living space in 2 levels with independent entrances, 6 bedrooms, 3 bathrooms, 3 kitchens, double garage and big garden of 6 000 m<sup>2</sup> with olive trees and swimming pool is only 6 km from Uzès with its famous Saturday market, conveniently situated for connections to airports & TGV stations at Nîmes (27 km), Avignon (40 km) or Montpellier (86 km).



## 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

Ideal property for big family or with rental potential. The house offers on the ground floor:

- main entrance hall
- toilet
- laundry room
- living room with wood burner opening to south facing half covered terrace
- dining room
- fully equipped kitchen
- 3 bedrooms with cupboards, one of them with shower room
- bathroom with shower, bath and toilet

The ground floor from garden side offers:

- spacious double garage
- summer kitchen
- open-plan living / dining room with kitchen
- 3 bedrooms
- bathroom with shower
- separate toilet

The house is heated by central heating with heat pump and air condition.

Spacious garden with olive trees and swimming pool 10x5m is accessible by electric gate.

Its in a quiet area in charming village with school and restaurant.

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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: 1800 EUR**

**Taxe habitation: EUR**

## NOTES