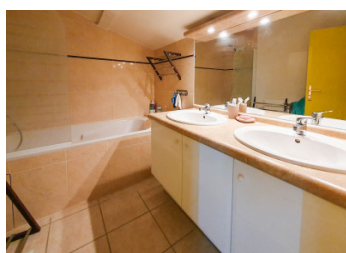
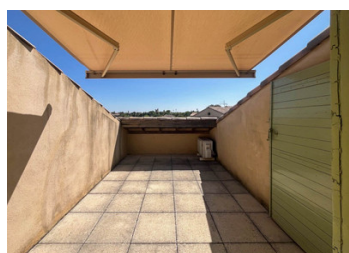


2bed flat with 2 terraces in walking distance from center of Uzès.



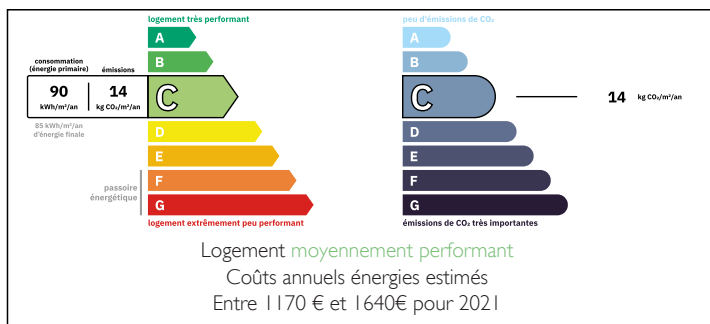
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	2
Bath:	1
Floor:	104 m2
Outside Space:	21 m2

IN BRIEF

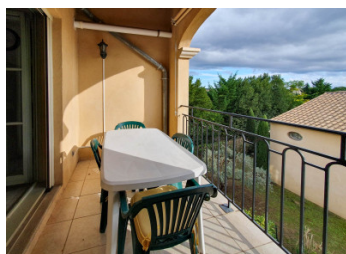
This rare property offers a peaceful and comfortable living environment. Flat in 2 levels on 2nd floor with elevator in secured residency in the centre of medieval town Uzès. It is situated in quiet and secure location in walking distance to the Place aux Herbes – the central market square (voted the 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



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

The flat in 2 levels offers on the ground floor: a beautiful living area of over 40 m², fully equipped kitchen with pantry room, a first terrace with a breathtaking view over the town.

Upstairs, you'll find 2 bedrooms with reversible heat pump air-conditioning, ideal for year-round comfort, bathroom and 2nd toilet (1 on each floor) add to the practicality of this flat.

A 2nd terrace on the first floor.

In terms of comfort, the gas central heating complements the reversible air conditioning, ensuring a pleasant temperature all year round.

A private basement garage and visitor parking spaces are also available.

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

LOCAL TAXES

Taxe foncière: 1183 EUR

Taxe habitation: EUR

NOTES