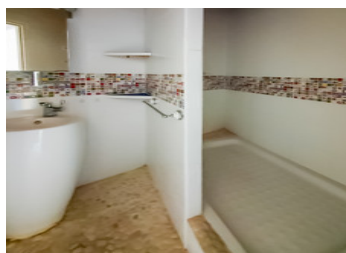


Charming Townhouse in Uzès Historic Center.



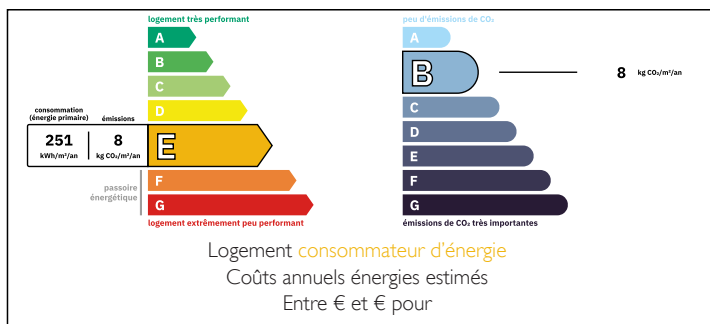
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	15 m2

IN BRIEF

Located in the heart of Uzès' historic center, this charming townhouse offers a unique blend of comfort and authenticity. Nestled in a quiet neighborhood, it provides easy access to the town's vibrant life, with shops, cafés, and markets just steps away. The home boasts 6 rooms, including a spacious living and dining area with a cozy fireplace, a fully equipped kitchen, and four generous bedrooms. The covered rooftop terrace offers a delightful outdoor space, while a vaulted cellar in the basement provides additional storage. Practical features such as reversible air conditioning and nearby free parking make this property an ideal choice for a permanent residence or a holiday retreat.

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 house offers:

On the ground floor is an entrance hall with cloakroom, dining room, wc, lounge with fireplace, fully equipped kitchen and entrance to the vaulted cellar perfect for wine or general storage.

On the first floor there is the master bedroom with built-in wardrobe (could be also divided into 2 rooms), bathroom with the bath, wc, and another bedroom.

On the second floor are 2 more rooms, bathroom with shower and spacious covered terrace for outdoor relaxation.

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

LOCAL TAXES

Taxe foncière: 1241 EUR

Taxe habitation: EUR

NOTES