

Charming Village Stone House with cellars and garage, near UZES.



INFORMATION

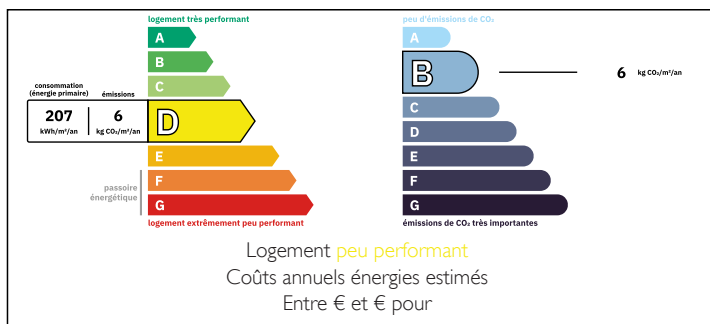
Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	58 m2



IN BRIEF

Located in a picturesque village near Uzès, this charming stone house blends historic character with modern comforts. The property is nestled in a lush, tree-lined setting with the possibility of adding a swimming pool. The village offers stunning Mediterranean scenery, with easy access to Avignon, Nîmes, the Ardèche Gorges, and the Mediterranean coast. Just 20 minutes from the A9 motorway and under 40 minutes from the A7, this home is perfect as a permanent residence or a vacation retreat with strong tourist appeal.

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

- Living Room: Spacious and cozy with a traditional fireplace
- Kitchen: Separate, fully equipped kitchen with modern appliances
- Bedrooms: Three well-sized bedrooms with charming decor
- Bathrooms: Two stylish shower rooms
- Garage: Large garage with potential for conversion into living space
- Outdoor Space: Expansive terrace with a vine-covered pergola, offering shade and a relaxing atmosphere
- Caves: Multiple cellars for storage or wine collection

Equipment & Features:

- Reversible air conditioning via air-to-air heat pump
- Electric radiators and double-glazed windows for enhanced comfort
- Traditional Mediterranean architectural elements and artistic interior decor

This beautifully restored home offers the perfect blend of charm, comfort, and convenience in a highly desirable location.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES