

New build 3-bedroom flat in residence in walking distance to the historical centre of Uzès.



## INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	97 m2
Outside Space:	33 m2



## IN BRIEF

Great opportunity to a new residency with 16 apartments from studio to 3beds in walking distance from the historical centre of Uzès with its 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

DPE not required.

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 apartment offers:

- Living room with kitchen – 34 m<sup>2</sup>
- Bathroom with bath and toilet - 4,25 m<sup>2</sup>
- Bedroom 1 – 12 m<sup>2</sup>
- Bedroom 2 – 9,33 m<sup>2</sup>
- Bedroom 3 – 11 m<sup>2</sup> with dressing room 5,62 m<sup>2</sup> and shower room with toilet 3,81 m<sup>2</sup>
- Laundry room – 4,88 m<sup>2</sup>
- WC – 1,78 m<sup>2</sup>
- Terrace 1 - 24,4 m<sup>2</sup>
- Terrace 2 - 9,48 m<sup>2</sup>

Several lots available (ground floor and 1st floor).

Each of the apartments will benefit from its private terrace and private garage exclusively reserved for residents.

Delivery scheduled for beginning of 2027.

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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 habitation:** EUR

## NOTES