

Attractive south facing 3bed villa with views, pool, garden and independent guest house near UZES.

## EXCLUSIVE

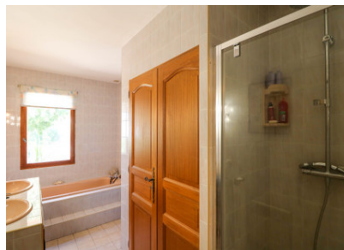


## INFORMATION

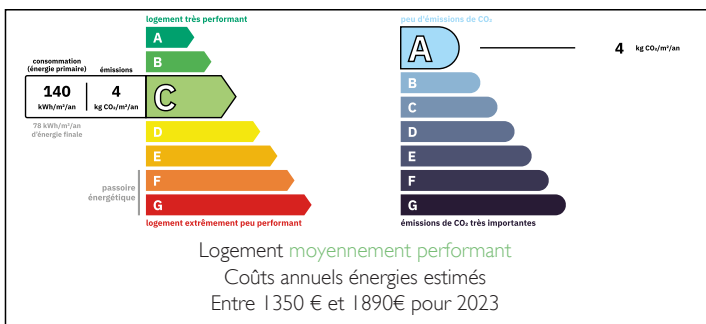
Town:	Saint-Maximin
Department:	Gard
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	1800 m2

## IN BRIEF

Located in a popular village just 6 km from Uzès, this elegant south-facing villa offers the perfect combination of comfort, charm, and investment potential. Built in 1990, the property enjoys a peaceful setting on the edge of the garrigue, not overlooked and with lovely open views. The village itself offers excellent amenities including two restaurants, school, post office, and tennis courts, and is surrounded by scenic walking and cycling trails. The UNESCO-listed Pont du Gard is only 9 km away, while connections to TGV and airports are easy via Nîmes (30 km) or Avignon (40 km). The A9 motorway is just 15 km. Whether as a permanent home, holiday retreat, or rental investment, this property is a rare opportunity close to Uzès.



## 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 main house (140 m<sup>2</sup>) in one level offers :

- Main entrance
- 1st bedroom
- Office (could be 2nd bedroom)
- Separate WC
- Bathroom with bath and shower
- Open plan living room with wood burner and terrace overlooking the garden with swimming pool
- Fully equipped kitchen with access to
- Practical laundry room
- Garage with direct access
- Master suite with built-in cupboards & en-suite shower/WC
- Second living room with mezzanine (ideal for office or guest bed) with terrace and summer kitchen.

Stone mazet with great rental potential, with independent access and private terrace with BBQ offers:

- Spacious living room with open fire place
- Kitchen
- Bathroom with shower and WC
- Bedroom

Technical room for the swimming room, garden shed.

Landscaped garden with olive trees.

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

**Taxe habitation: EUR**

## NOTES

Practical & Technical Highlights:

- New solar panels for energy efficiency
- Easy to let for seasonal or long-term rentals
- Secure and private setting

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