

Ref: A39746RSI30

Price: 675 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (637 000 EUR without fees)

Beautiful Provençal 3bed villa and stone Mazet with pool and garden, on the edge of the garrigue, 4 km UZES.



# INFORMATION

Town: Uzès

Department: Gard

Bed: 4

Bath: 3

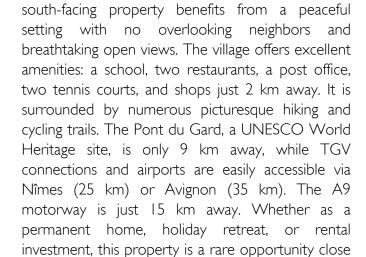
Floor: 210 m2 Plot Size: 1800 m2





### IN BRIEF

to Uzès.



Located in a highly sought-after village, this charming,

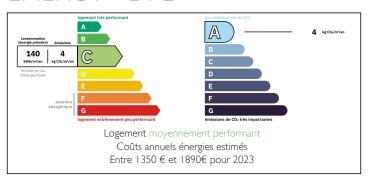








ENERGY - DPE



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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

## **NOTES**

#### DESCRIPTION

#### To view more photos click here

MAIN HOUSE (140 m<sup>2</sup> single storey, build in 1990)

- A gate opens onto the first part of the grounds with direct access to the garage, including a storage mezzanine and a thermodynamic water heater.
- The entrance leads to 2 bedrooms, a large living room opening onto the terrace, garden, and pool, with an open fitted kitchen, separate WC, and a bathroom with bathtub, double sinks, and Italian shower.
- Extending from the living room, a glazed lounge with mezzanine sleeping area opens onto a terrace overlooking the garrigue.
- The master bedroom with en-suite shower room and WC connects to the summer kitchen, garden, and pool.
- Next to the kitchen, a utility room with washing machine, sink, water softener, inverter and batteries for solar panels connects to an inner courtyard and a storage room/wine cellar.

Swimming pool: 12m x 5m.

Behind the pool, four steps down lead to the Mazet.

MAZET (70 m² in old stone) – excellent rental potential

- A small gate opens onto a gravelled courtyard and terrace, shaded by a large bay laurel tree, perfect for relaxing siestas.
- Entrance directly into a spacious living room with open fireplace and small fitted open kitchen.
- Shower room with shower, sink, WC.
- Storage room with washing machine and cupboards.
- Bedroom with washbasin and vanity unit.

A large private gate provides access to a wide space with pétanque court/parking area, fish pond, olive trees, and a garden shed.

Practical & Technical Highlights:

• New solar panels with battery system for energy efficiency

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