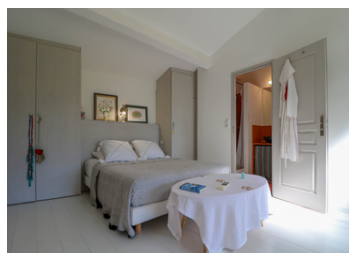
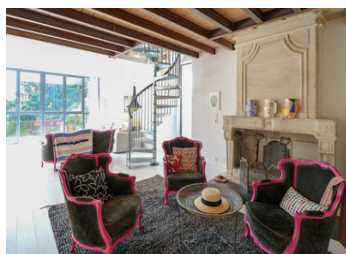


Charming renovated loft-style town house with terrace in the heart of Uzès.



INFORMATION

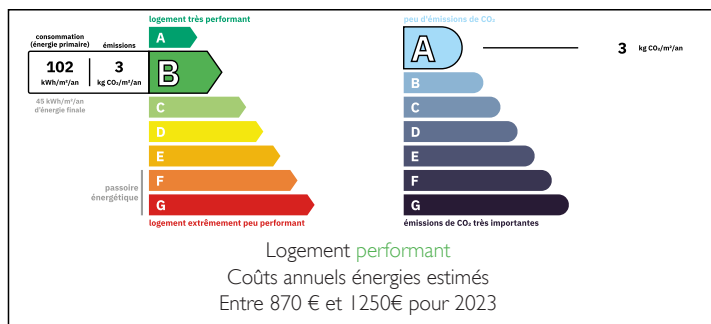
Town:	Uzès
Department:	Gard
Bed:	1
Bath:	2
Floor:	107 m2
Plot Size:	0 m2



IN BRIEF

Located in a quiet and discreet street just 150 metres from the famous Place aux Herbes, this beautifully renovated town house combines the spirit of a loft with the charm of traditional Uzès architecture. The renovation was carried out with high-quality materials, preserving period features while adding modern comfort. The house enjoys an ideal south-facing exposure, offering light-filled interiors and a large rooftop terrace with a summer kitchen. The authentic Louis XIV stone fireplace has been expertly restored and remains fully functional, creating a unique atmosphere. With its stylish open-plan layout and exceptional location, this property is perfectly suited as a main residence, a second home, or a profitable holiday rental investment in the heart of 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

This special house offers on the ground floor:

- Large open-plan kitchen and dining area of approx. 40 m²
- Fully equipped with high-end appliances, including a professional-style range cooker
- Spacious preparation area and guest WC with shower

First Floor:

- Bright living room of approx. 45 m² with high ceilings and a loft-style ambiance
- Authentic Louis XIV stone fireplace, beautifully restored and in working order
- Cosy reading and relaxation area with views over the surrounding rooftops

Second Floor:

- Master bedroom suite with built-in storage and adjoining bathroom
- Access to a 21 m² covered terrace with summer kitchen and open views
- Ideal for outdoor dining and relaxation in total privacy

Additional Features:

- Sold fully furnished with quality fittings
- Heated by heat pump
- Renovated throughout with premium materials
- Airy loft-style design and south-facing orientation
- Excellent potential for seasonal or long-term rental
- Just steps from Uzès' historic centre and the vibrant Place aux Herbes

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

LOCAL TAXES

Taxe foncière: 1517 EUR

Taxe habitation: EUR

NOTES