

Charming 1-bed village house near Uzès & Pont du Gard – Ideal pied-à-terre or rental investment.

EXCLUSIVE



INFORMATION

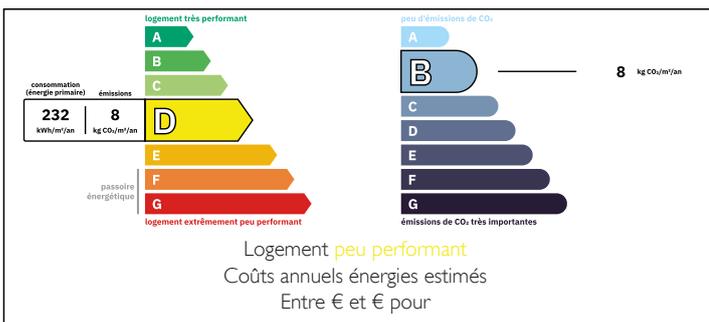
Town:	Uzès
Department:	Gard
Bed:	1
Bath:	1
Floor:	37 m ²
Plot Size:	0 m ²

IN BRIEF

Located in a picturesque village between Uzès and the Pont du Gard, this charming 1-bedroom house (37 m²) offers an ideal base for enjoying the region. The village benefits from an excellent restaurant, school, post office, tennis courts, and easy access to numerous walking and cycling trails. Only 4 km from Uzès and 9 km from the UNESCO-listed Pont du Gard, the location provides quick access to the TGV stations and airports of Nîmes (30 km) and Avignon (40 km), and the A9 motorway (15 km). Set in a peaceful area, the property is perfectly suited as a holiday home or rental investment thanks to its practical layout and attractive surroundings.

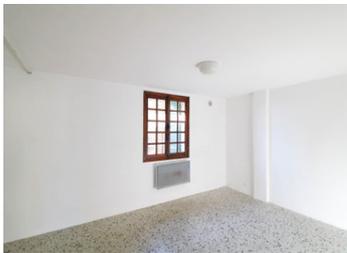


ENERGY - DPE



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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 house offers:

- Living/dining room with fitted kitchen (19 m²) – bright and functional, offering enough space for a seating and dining area.
- Mezzanine (7 m²) – ideal as an office, reading corner, or occasional sleeping space for guests.
- Spacious bedroom (16 m²) with room for a double bed, wardrobes, and additional storage.
- Bathroom with bathtub and WC

Additional Features

- Easy layout and low maintenance, suitable for seasonal or long-term rental.
- Quiet part of the village while still close to amenities.
- Excellent lock-and-leave property.

Location Highlights

- Charming village between Uzès and Pont du Gard.
- Restaurant, school, post office, and sports facilities in the village.
- Many hiking and cycling routes nearby.
- Quick access to Nîmes, Avignon, and motorway A9.

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