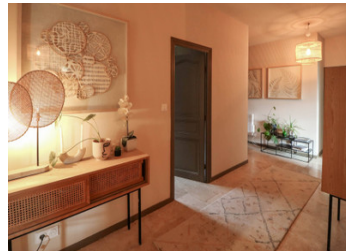


Beautifully renovated 175 m home with guest annexe, pool & large terrace, 5 km from Uzès.



## INFORMATION

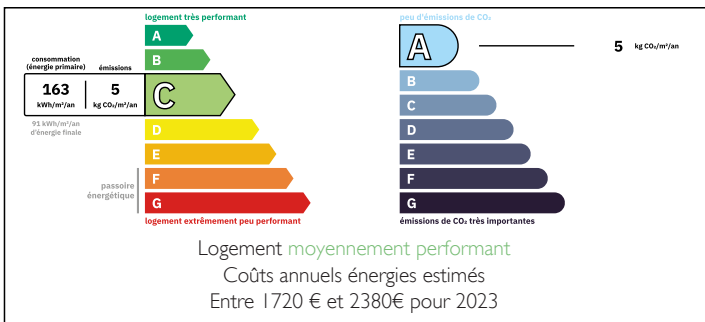
Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	175 m <sup>2</sup>
Plot Size:	1250 m <sup>2</sup>



## IN BRIEF

Located in a sought-after village just 5 km from Uzès, this beautifully maintained property offers the ideal balance between tranquillity and convenience. The village provides a restaurant, local shop, and direct access to producers of wine, fruit, and vegetables, creating a relaxed and authentic lifestyle. Nearby are tennis courts, walking and cycling trails, and excellent connections to local heritage sites such as the Pont du Gard (15 km). Perfectly positioned for easy travel, the home lies within comfortable reach of the airports and TGV stations of Nîmes (30 km) and Avignon (40 km). Whether as a holiday retreat or a comfortable permanent residence, this property delivers space, comfort, and immediate proximity to the best of the Uzège region.

## 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

### General Features

- Living space: approx. 175 m<sup>2</sup>
- Built in 1985, impeccably maintained
- Full interior and exterior renovation completed in 2024
- Perfect holiday home or full-time residence
- Located in a charming village with restaurant, shop, and local producers
- Only 5 km from Uzès

### Guest Annexe

- Independent entrance
- Kitchen / living area
- Double bedroom
- Shower room
- Ideal for guests, seasonal rentals, or family

### Main House – Interior

- Large living room with generous natural light
- Three bedrooms, all comfortable and bright
- Fitted kitchen opening to the dining area
- Dining room with access to the terrace
- Fully renovated interiors offering modern comfort

### Outdoor Spaces

- 70 m<sup>2</sup> terrace facing east and south
  - o Sunlight throughout the day
  - o Ideal for outdoor dining and entertaining
- Private swimming pool, perfect for Mediterranean summers
- Landscaped outdoor areas with potential for further enhancement

### Basement

- Spacious lower level with multiple options
  - o Storage
  - o Workshop
  - o Wine cellar
  - o Fitness room
  - o Additional living space (subject to planning)

### Practical Advantages

- Heating and insulation upgraded during 2024 renovation

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

**Taxe habitation: EUR**

## NOTES