

Stunning house with 4 beds, garage, terrace, and swimming pool near Uzès.



## INFORMATION

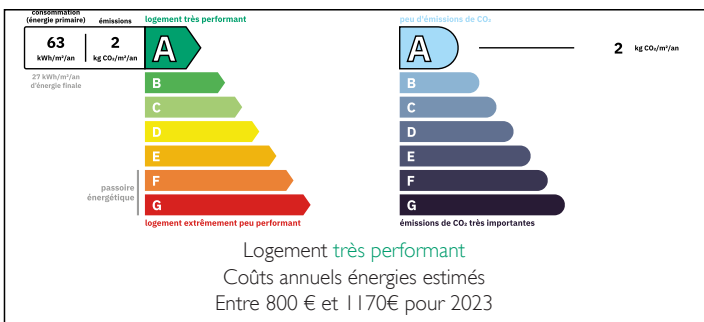
|             |                     |
|-------------|---------------------|
| Town:       | Uzès                |
| Department: | Gard                |
| Bed:        | 4                   |
| Bath:       | 4                   |
| Floor:      | 167 m <sup>2</sup>  |
| Plot Size:  | 1220 m <sup>2</sup> |



## IN BRIEF

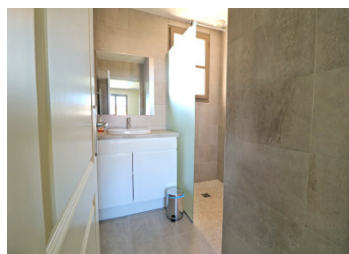
Spacious modern stone mas very well exposed, built in 2017 with high quality materials, respecting the Provençal style combined with modern comfort. Near a charming village with bakery, restaurant, school and weekly markets with fresh fruit and vegetable from local producers. This could be perfect holiday home or permanent residence in the countryside with many walking and cycling trails and surrounding rivers. Other shops and services like pharmacy, doctor, post office, butcher, local shop are only 3 km away. It is conveniently situated for connections to airports and TGV stations at Nîmes (25 km) and Avignon (50 km), 10 km from the historic town of Uzès and its famous Saturday market.

## 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 ground floor offers:

- main entrance
- wc
- storage/technical room
- open plan fully equipped kitchen and living area with access to the terrace with outside dining table overlooking the garden with swimming pool
- first bedroom with own bathroom
- attached garage with direct access to the kitchen.

On the first floor there is:

- 3 more bedrooms with built-in wardrobes
- 3 bathrooms with WC

Heating system is with heat pump.

The house is ready to be move in and doesn't require any work.

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

## NOTES