

Charming stone townhouse with terraces in historic Uzès centre.



## INFORMATION

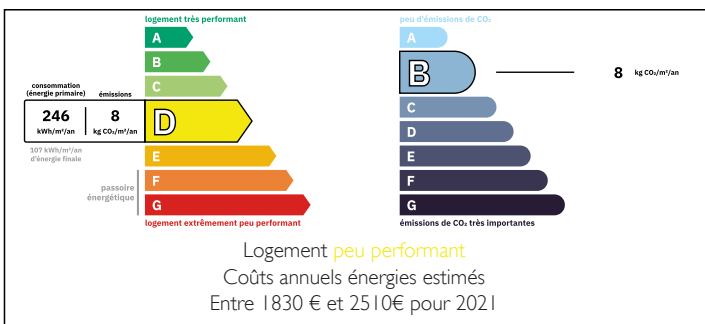
Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	113 m2

## IN BRIEF

Located in the heart of Uzès' historic centre, this elegant stone townhouse enjoys a privileged setting in one of the town's charming pedestrian streets. Famous for its lively markets, restaurants, boutiques and Provençal atmosphere, Uzès is one of the most sought-after towns in the South of France. Beautifully renovated while preserving its authentic character, the property offers rare outdoor living spaces including three terraces and a private courtyard, highly desirable features in the centre of town. Ideal as a main residence, holiday home or rental investment, the house combines charm, comfort and an exceptional lifestyle within walking distance of all amenities.

Easy access within 35 km from Avignon with TGV station served by Eurostar trains, 25 km from Nîmes or 83 km from Montpellier with connections to the airports.

## 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 beautifully renovated stone townhouse offers approximately 123 m<sup>2</sup> of living space over several levels and combines authentic charm with modern comfort.

Ground floor:

- Entrance hall
- Independent studio with bedroom/living area
- Bathroom and WC

Direct access to a private terrace, Ideal for guests, rental income or home office use

First floor:

- Spacious open-plan living area
- Fully equipped kitchen
- Dining room
- Elegant lounge of approximately 30 m<sup>2</sup> with original stone fireplace
- Access to a terrace ideal for outdoor dining
- WC

Top floor:

- Two spacious bedrooms
- One bedroom with private solarium terrace
- Bathroom
- Separate WC

The property would suit a main residence, lock-up-and-leave holiday home or seasonal rental investment in one of the most desirable towns in the Gard region.

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

## LOCAL TAXES

Taxe foncière: 1300 EUR

## NOTES