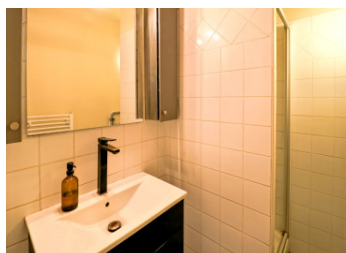


Character 3-bed duplex in historic centre of Uzès with shared garden and views towards the Duché.



INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

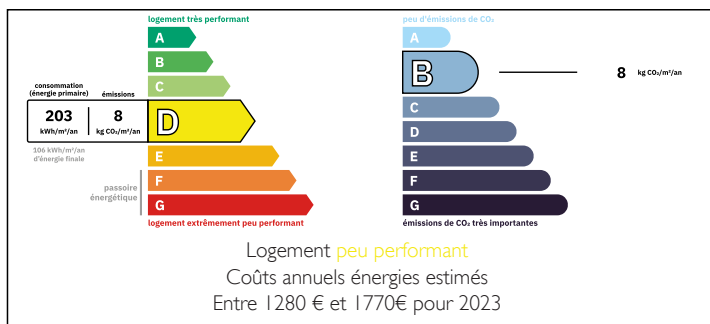


IN BRIEF

Richard Singer of Leggett Immobilier is delighted to present this characterful 3 bedroom apartment - a great opportunity to enjoy town life in the very heart of the magnificent medieval town of Uzès. The apartment is within walking distance of its famous Place aux Herbes, colourful weekly markets, restaurants, cafés, boutiques and historic monuments.

Uzès is ideally positioned approximately 25 km from Nîmes, 35 km from Avignon and its TGV station, and 83 km from Montpellier, with convenient access to several airports. The surrounding area offers beautiful Provençal countryside, vineyards, walking and cycling routes, while the renowned Pont du Gard is also within easy reach.

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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

This flat is accessed via a character spiral staircase leading to the 2nd (top floor). Inside, it offers an unusual layout full of charm, with rooftop views towards the Duché d'Uzès and over the shared garden, providing approx. 67 m² of living space (79 m² of floor area).

Residents also benefit from access to the attractive shared landscaped garden to relax, a rare and valuable feature in the historic centre of Uzès.

The principal level comprises:

- Open-plan living room and kitchen
- 2 bedrooms
- Shower room with space for a washing machine
- Separate WC

An internal staircase from the living area leads to the upper level, where the 3rd bedroom with inbuilt wardrobe provides flexible additional accommodation. This room could also be used as a home office, guest room or quiet reading space.

The house is in central location with shops, restaurants, cafés and markets within walking distance.

The property would make an attractive permanent home for anyone wishing to enjoy the lively atmosphere of central Uzès. It could also be used as a charming holiday retreat or an investment property with excellent rental potential, thanks to its location in one of the most sought-after towns in the region.

Co-owned building of 2 units
Provisional annual charges: 150€

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