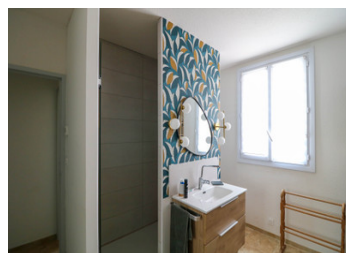
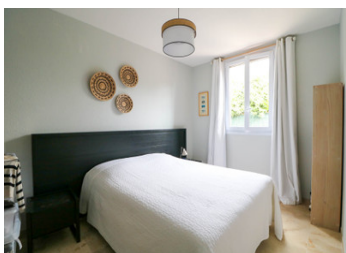


Bright single-storey recently renovated 3-bed home with pool, terraces, solar panels and and garage near Uzès.



## INFORMATION

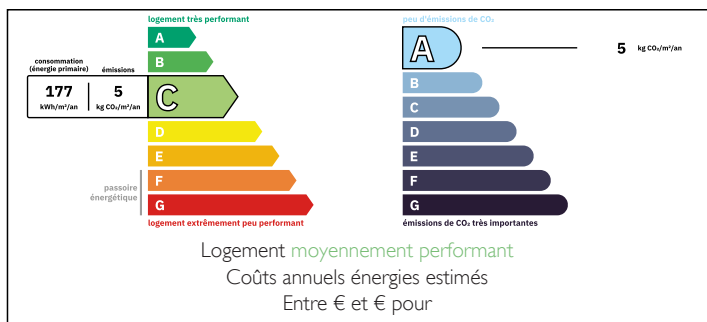
Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	440 m2



## IN BRIEF

Located in the charming village near Uzès, this single-storey home offers calm living close to all amenities. Set in a quiet residential, the property benefits from a landscaped garden with a swimming pool, two terraces, and open views. The village provides 2 restaurants, comunal shop, school, post office. and quick access to many popular destinations including Uzès, Nîmes and the Pont du Gard. Recently renovated and very well maintained, the house combines comfort, energy efficiency, and practical everyday living, an ideal opportunity for a primary residence, holiday home, or rental investment.

## 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 single story, recently renovated house offers:

- Bright living room (approx. 32 m<sup>2</sup>) with TV corner and fireplace
- Semi-open fitted kitchen with direct access to the terrace
- South-facing terrace with open views – ideal for dining and relaxing, overlooking landscaped garden and tiled swimming pool
- North-facing terrace – cool and shaded for summer evenings
- Parent suite (25 m<sup>2</sup>) with private shower room, WC, dressing room and access to a private terrace
- Two bedrooms of approx. 12 m<sup>2</sup> each, with cupboards
- Shower room with walk-in shower, washbasin and towel dryer
- Separate WC
- Laundry room
- Garage
- Electric gate with parking place for 2 cars

Equipment & Comfort

- Water softener
- Modern heating and insulation
- Solar panels with batteries for reduced energy costs
- Quality materials throughout

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

-----

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