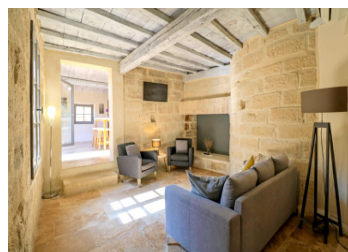


Townhouse with 3 apartments & terraces in central Uzès.

EXCLUSIVE



INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	4
Floor:	159 m2
Plot Size:	42 m2

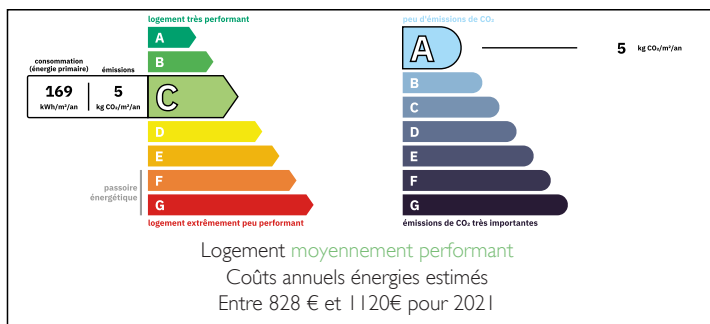
IN BRIEF

Located in the heart of Uzès, this charming townhouse offers a rare opportunity to own a property in one of southern France's most sought-after historic towns. Uzès is renowned for its beautifully preserved medieval centre, lively weekly market and relaxed Provençal lifestyle.

The town is famous for its elegant squares, cafés and boutiques, as well as landmarks such as the Duché d'Uzès and the iconic Pont du Gard nearby.

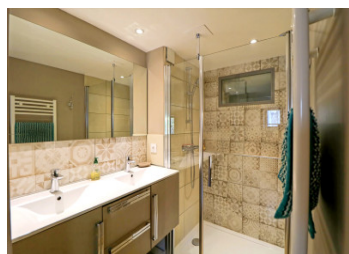
Just steps from shops, restaurants and cultural attractions, this property combines historic charm with strong investment potential. With three separate apartments and outdoor spaces, it offers excellent flexibility for rental income, holiday letting or mixed personal and investment use.

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 habitation: EUR

NOTES

DESCRIPTION

This character property in the historic centre of Uzès is arranged over several levels and comprises three independent apartments, making it ideal as a rental investment or a combination of private residence and holiday rentals.

On the ground floor:

- Main entrance
- Laundry room
- Small private courtyard (20 m²)
- Spacious cellar (20 m²)

The ground floor provides practical storage and utility areas, as well as a pleasant entrance through a small private courtyard featuring an antique oven and a spiral staircase.

On the 1st floor is the first independent apartment consisting of:

- Living room (14 m²)
- Fully equipped kitchen / dining area (25 m²)
- Shower room with WC
- Terrace (8 m²)
- Bedroom 1 (13 m²)
- Bedroom 2 (12 m²) with shower room and WC

On the 2nd floor is another apartment:

- Living room (14 m²)
- Fully equipped kitchen (14 m²)
- Bedroom (20 m²) with shower room
- WC
- Private half-covered terrace (14 m²) with a pleasant seating area

On the 3rd floor is the last small apartment:

- Bedroom (13 m²)
- Shower room
- WC

All rooms are equipped with reversible air conditioning (heating and cooling) and double-glazed windows.

The property offers strong rental potential, with three apartments that can easily be rented either