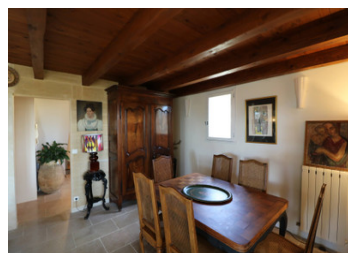


South facing villa in 2 levels with 3 bedrooms, 2 bathrooms, garage and garden with the pool, 4 km from Uzès.



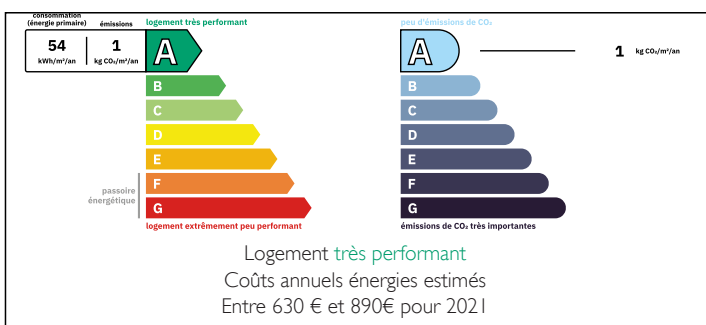
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	1200 m2

IN BRIEF

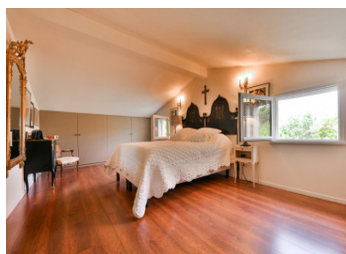
Great opportunity for villa build in 1990 located in stunning village with very nice restaurant, post office and weekly market from local producers of wine and vegetables. Close to tennis courts and many walking and cycling trails, 9 km from Pont du Gard, only 6 km from Uzès, conveniently situated for connections to airports & TGV stations at Nîmes (30 km) or Avignon (40 km).

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

On the ground floor is there is main entrance hall, laundry room, kitchen, living room with fire place, 1st bedroom, bathroom and separate toilet.

On the first floor are 2 bedrooms, office, bathroom with wc.

Cellar and garage attached.

Terraced garden with swimming pool 7x3,5m.

In very quiet environment.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES