



## 19TH CENTURY VILLA FULL OF CHARACTER IN A PRIVATE AND SECURE RESIDENTIAL COMPLEX WITH SWIMMING POOL.



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PRIVATE AND SECURE  
RESIDENTIAL COMPLEX  
WITH SWIMMING POOL....



PROPERTY FACT FILE	
REFERENCE	A255   IRSI30
PRICE	€ 695,000 £ 587,643* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	217 m <sup>2</sup>
LAND	354 m <sup>2</sup>
TOWN	Uzès
DEPARTMENT	Gard
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Within 10 min walk from the center of Uzes.
- Access to the residence's private swimming pool
- Elegant and bright spaces
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Ref : A2551 IRSI30

This bourgeois house integrated into a new and secure residential complex with access to the residence's private swimming pool is situated in a quiet location in walking distance to the Place aux Herbes – the central market square (voted the most beautiful market in Languedoc-Roussillon), with many restaurants and shops around.

## DESCRIPTIF

This 257 m<sup>2</sup> mansion with authentic charm was built in 1890 with the architectural style characteristic of the end of the 19th century.

The lower ground floor has 126 m<sup>2</sup> of floor space. It includes a 33 m<sup>2</sup> garage, a 29 m<sup>2</sup> workshop and other technical or storage rooms.

Main floor:

- the entrance hall with stone walls is accessible by a wide staircase. It distributes the day rooms, which include
- a living room (30 m<sup>2</sup>)
- 2nd separate living room (28 m<sup>2</sup>), both with high beamed ceilings (à la française) of around 3.60m, and a fireplace. The living room opens onto a large 37 m<sup>2</sup> terrace which communicates with the garden.
- the separate kitchen offers an area of 21 m<sup>2</sup>.

The first floor, accessible by a wide wooden staircase, hosts the night rooms.

- master suite with a 34 m<sup>2</sup> bedroom and an adjoining bathroom of 15 m<sup>2</sup> opening onto a dressing room.
- two other south-facing bedrooms (one of 34 m<sup>2</sup> and one of 17 m<sup>2</sup>), each with their private bathroom

Features:

Entrance hall with stone walls, cement tiles, fireplaces, exposed wooden beams, solid wood doors.

- Access to the residence's private swimming pool
- Garage on the ground floor of the villa + a garage in the basement of the residence
- Gas heating
- Complete renovation of the roof.
- Thermal insulation of the attic.
- Restoration of shutters and joinery.
- Complete overhaul of the plumbing.
- Overhaul of electrical installations (replacement of equipment, intercom).

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More Online :

[https://leggettprestige.com/luxury-property-for-sale/view/A2551\\_IRSI30](https://leggettprestige.com/luxury-property-for-sale/view/A2551_IRSI30)

COMPLETE FILE AND PHOTO ON REQUEST

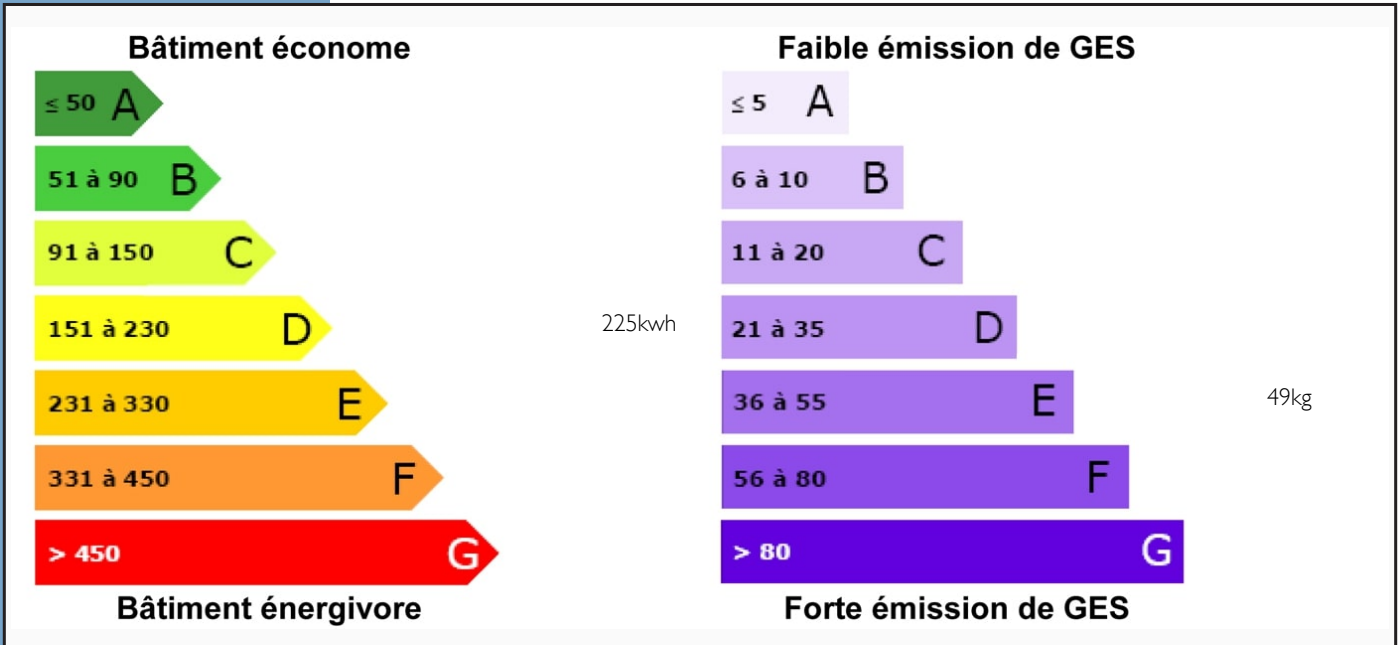


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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# ENERGIE-DPE



# NOTICE

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# CONTACT

Réf :A2551 IRSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST



Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)