



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

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PROPERTY FACT FILE	
REFERENCE	A255 IRSI30
PRICE	€ 780,000 £ 649,529* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	217 m ²
LAND	354 m ²
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 m² 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 m² of floor space. It includes a 33 m² garage, a 29 m² 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 m²)
- 2nd separate living room (28 m²), both with high beamed ceilings (à la française) of around 3.60m, and a fireplace. The living room opens onto a large 37 m² terrace which communicates with the garden.
- the separate kitchen offers an area of 21 m².

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

- master suite with a 34 m² bedroom and an adjoining bathroom of 15 m² opening onto a dressing room.
- two other south-facing bedrooms (one of 34 m² and one of 17 m²), each with their private bathroom

Features:

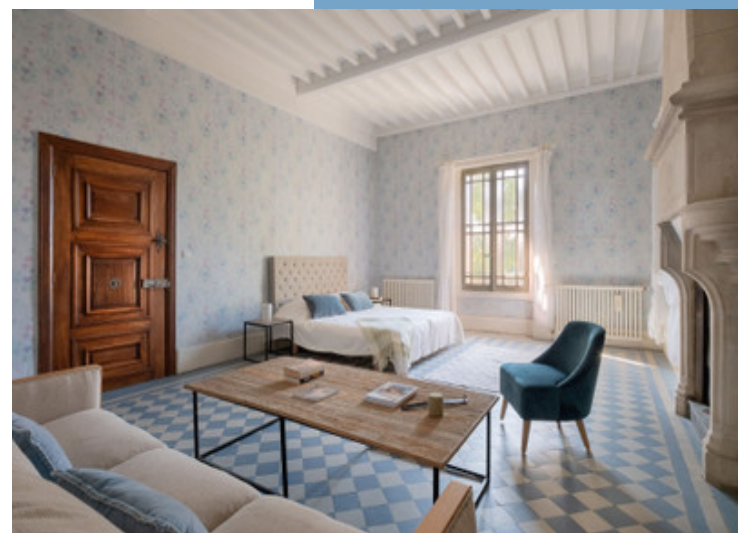
Entrance hall with stone walls, cement tiles, fireplaces, exposed wooden beams, solid wood doors.

- 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).

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A2551_IRSI30

COMPLETE FILE AND PHOTO ON REQUEST

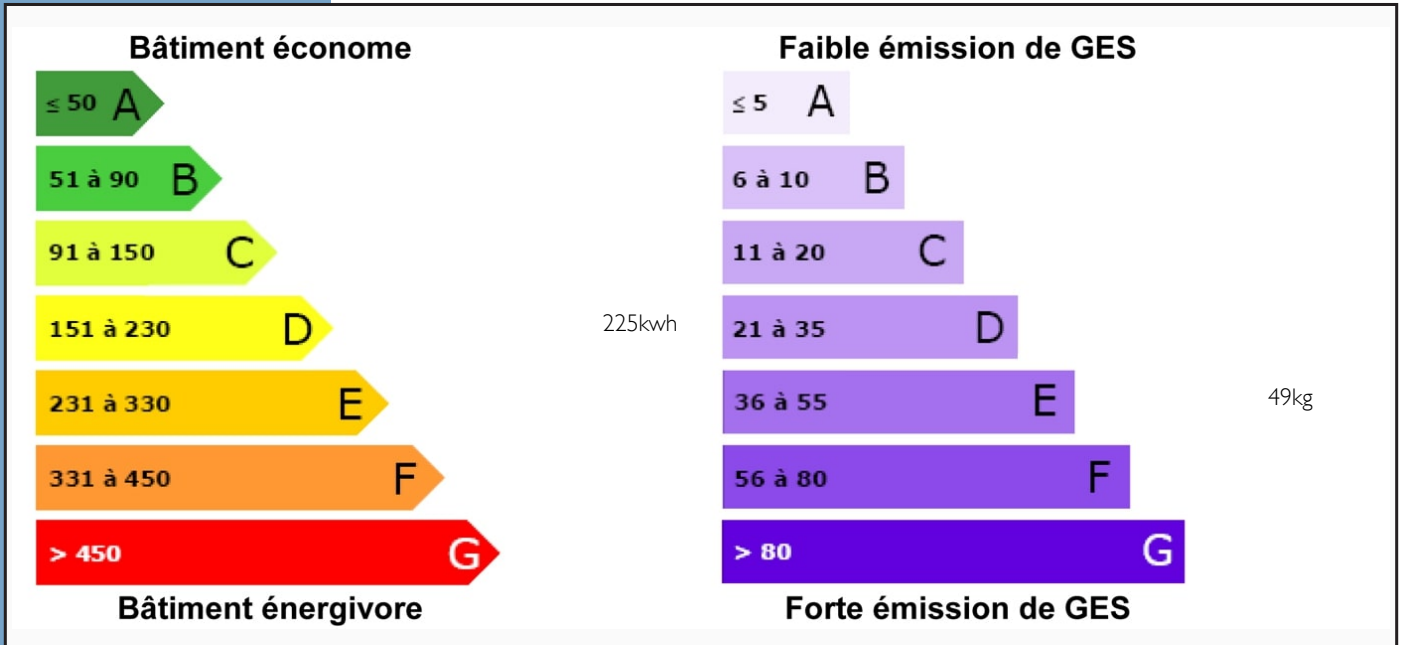


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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