



2 BED APARTMENT (113 M<sup>2</sup>) WITH TERRACE AND GARAGE IN AN OUTSTANDING NEW BUILD RESIDENCE WITH POOL IN UZÈS.

2 BED APARTMENT (113 M<sup>2</sup>) WITH TERRACE AND GARAGE IN AN OUTSTANDING NEW BUILD RESIDENCE WITH POOL IN...



PROPERTY FACT FILE	
REFERENCE	A31589RSI30
PRICE	€ 750,000 £ 621,038* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	113 m <sup>2</sup>
LAND	34 m <sup>2</sup>
TOWN	Uzès
DEPARTMENT	Gard
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	





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2 BED APARTMENT (113 M<sup>2</sup>) WITH TERRACE AND GARAGE IN AN OUTSTANDING NEW BUILD RESIDENCE WITH POOL IN...

Ref : A31589RS130

This apartment in the centre of medieval town Uzès in a recently built residence on 2nd floor with elevator is situated in quiet and secure 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. Easy

## DESCRIPTIF

This flat on 2nd floor consists of:

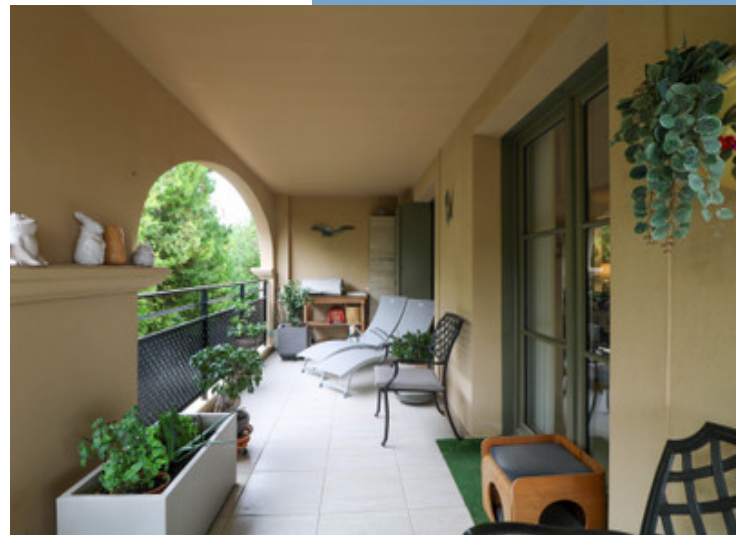
- Entrance hall with built-in cupboard
  - Open-plan living room with fully equipped kitchen (47 m<sup>2</sup>) and sliding door to
  - Covered south facing terrace (34 m<sup>2</sup>)
  - 2 bedrooms with built-in cupboard (24 et 11 m<sup>2</sup>)
  - Bathroom with shower and toilet
  - Separate toilet
- An individual closed garage (27 m<sup>2</sup>) in the basement belongs to the flat

Air-condition, energy-saving thermodynamic cumulus, low-consumption building (RT 2012). Very high standards.

Easy to rent out for long term or seasonal.

Swimming pool in the residence.

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



More Online : <https://leggettprestige.com/luxury-property-for-sale/view/A31589RS130>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

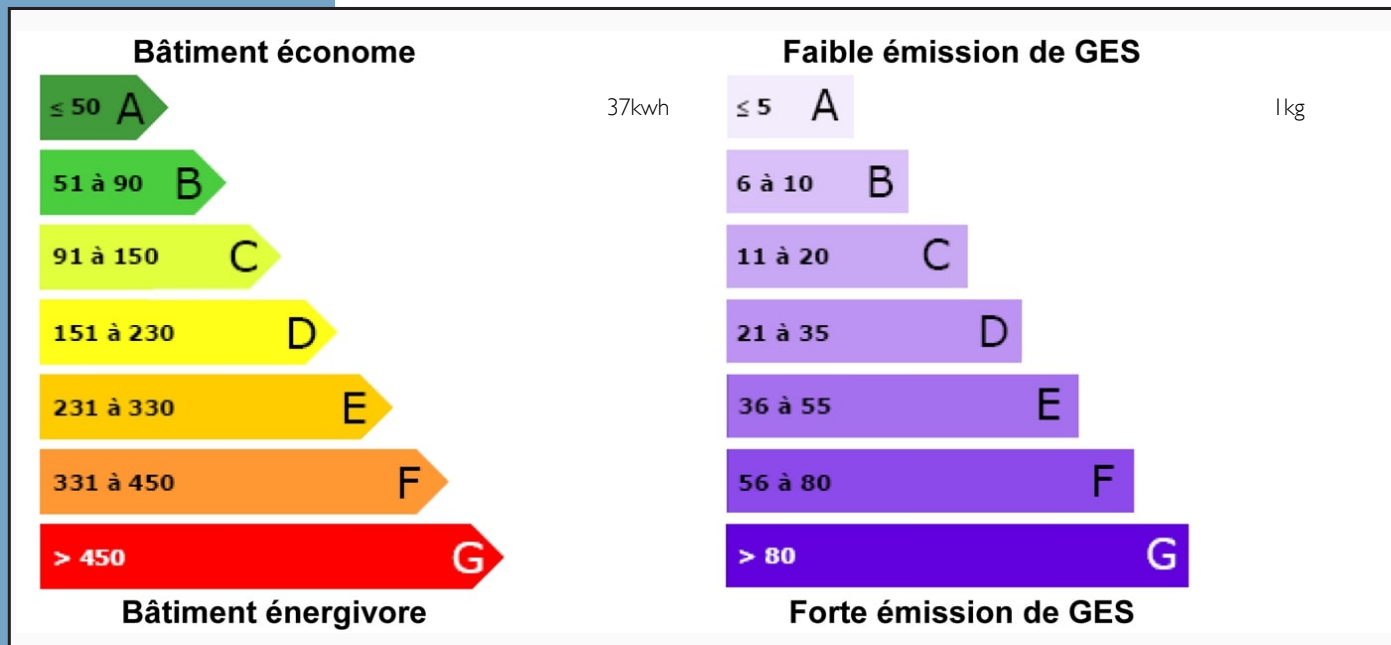
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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A31589RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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