LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A25511RSI30
PRICE	€ 695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	217 m²
LAND	354 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 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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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.

DESCRIPTION

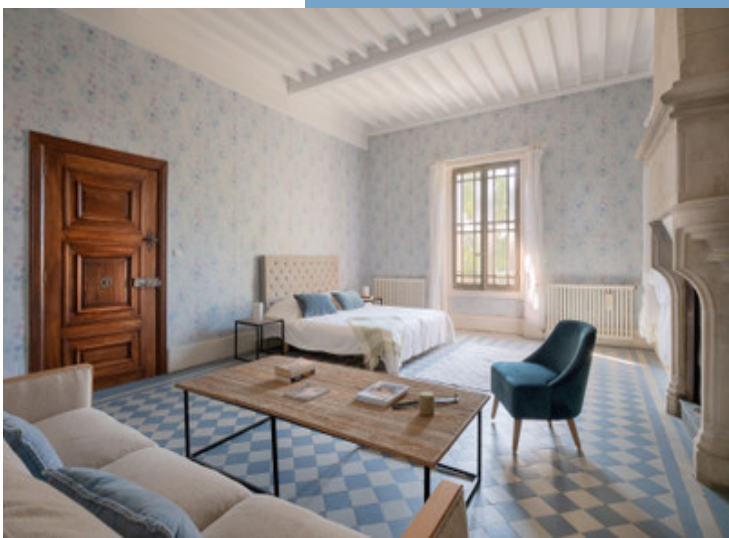
This 257 m² mansion with authentic charm was built in 1890 with the architectural style characteristic of the end of the 19th century.

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/A25511RSI30

COMPLETE FILE AND PHOTO ON REQUEST

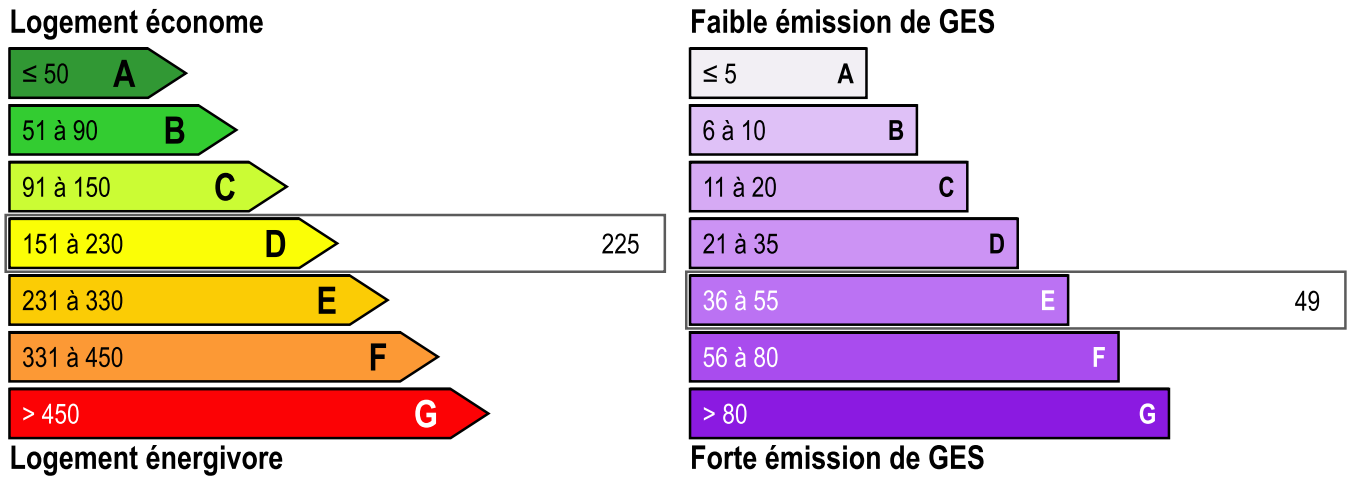
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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