LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



WELL RENOVATED 18TH CENTURY MAS (550 M²) 4 B&B APARTMENTS, SWIMMING POOL, PRIVATE COURTYARD, SPACIOUS BARN.

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PROPERTY FACT FILE

REFERENCE	A26673RSI30
PRICE	€ 885,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	548 m²
LAND	832 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Barns - outbuildings

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





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This beautiful property with a lot of character and potential is situated in the centre of a charming village in walking distance to the local shop, library, school, restaurant and bar, not far from a supermarket, pharmacy etc, only 4 km from historic town Uzès with famous Saturday market., conveniently situated for connections to airports &



DESCRIPTION

 To view more photos click here

The property offers a great courtyard (350 m²) with heated swimming pool (8x4m) and spacious barn (140 m²) with potential for further development.



The main house is divided into clients' part, which includes on the ground floor:
• Entry hall (12 m²)
• Office (28 m²)
• Professional kitchen (15 m²)
• Guest dining room with fire place and voted sealing (35 m²)
On the first floor:
• 1st apartment with kitchen and bathroom and terrace (35 m²)
• 2nd apartment with kitchen, bathroom (35 m²)
On the second floor:
• 3rd apartment with kitchen/living room with mezzanine with bed, bathroom, bedroom with own bathroom (67 m²)

and the private part which includes on the ground floor:
• living room with fireplace (20 m²)
• dining room (27 m²)
• fully equipped kitchen (15 m²)
On the first floor:
• bedroom (22 m²) with dressing room (13 m²) -could be changed to bathroom
• bedroom (15 m²)
• bathroom (5,5 m²)
• terrace (15 m²)
On the second floor:
• attic space (55 m²) with potential for further development



Across the courtyard is another guest house which includes on the ground floor:
• relaxation room with Jacuzzi and bathroom with toilet and shower (32 m²) On the first floor:
• 4th apartment with living room/kitchen, bedroom, bathroom (42

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A26673RSI30

COMPLETE FILE AND PHOTO ON REQUEST

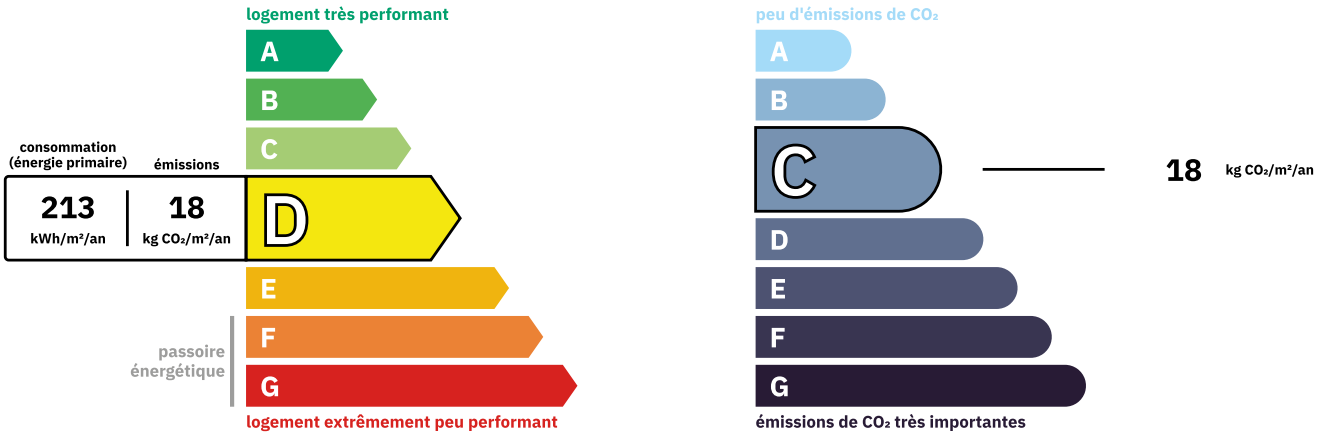
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6550 € and 8930€ for 2021

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

Réf :A26673RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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