LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING HOUSE WITH 4 BEDS, GARAGE, TERRACE,AND SWIMMING POOL NEAR UZES.

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PROPERTY FACT FILE

REFERENCE	A44761RSI30
PRICE	€ 890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	167 m²
LAND	1220 m²
TOWN	Uzès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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Spacious modern stone mas very well exposed, built in 2017 with high quality materials, respecting the Provencal style combined with modern comfort.
Near a charming village with bakery, restaurant, school and weekly markets with fresh fruit and vegetable from local producers. This could



DESCRIPTION

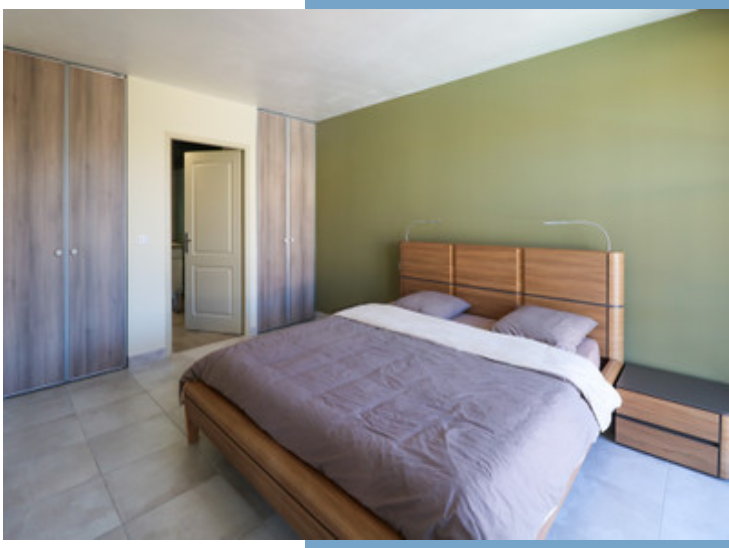
The ground floor offers:
• main entrance
• wc
• storage/technical room
• open plan fully equipped kitchen and living area with access to the terrace with outside dining table overlooking the garden with swimming pool
• first bedroom with own bathroom
• attached garage with direct access to the kitchen.

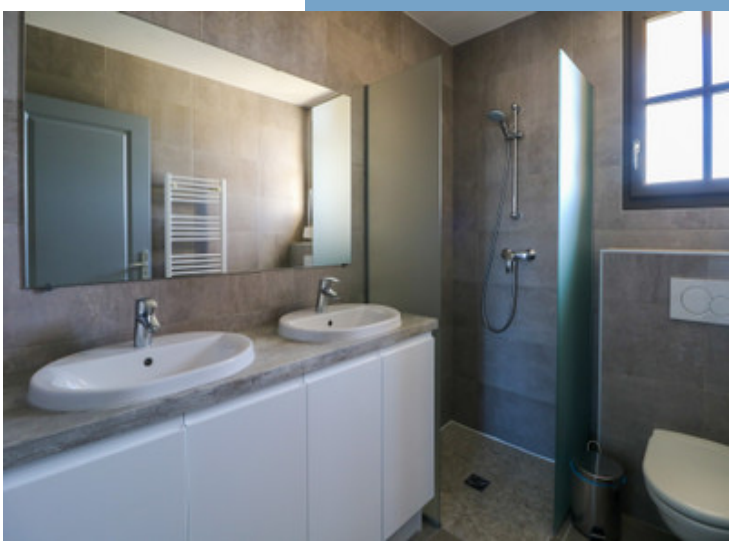
On the first floor there is:
• 3 more bedrooms with built-in wardrobes
• 3 bathrooms with WC

Heating system is with heat pump.

The house is ready to be move in and doesn't require any work.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44761RSI30
COMPLETE FILE AND PHOTO ON REQUEST

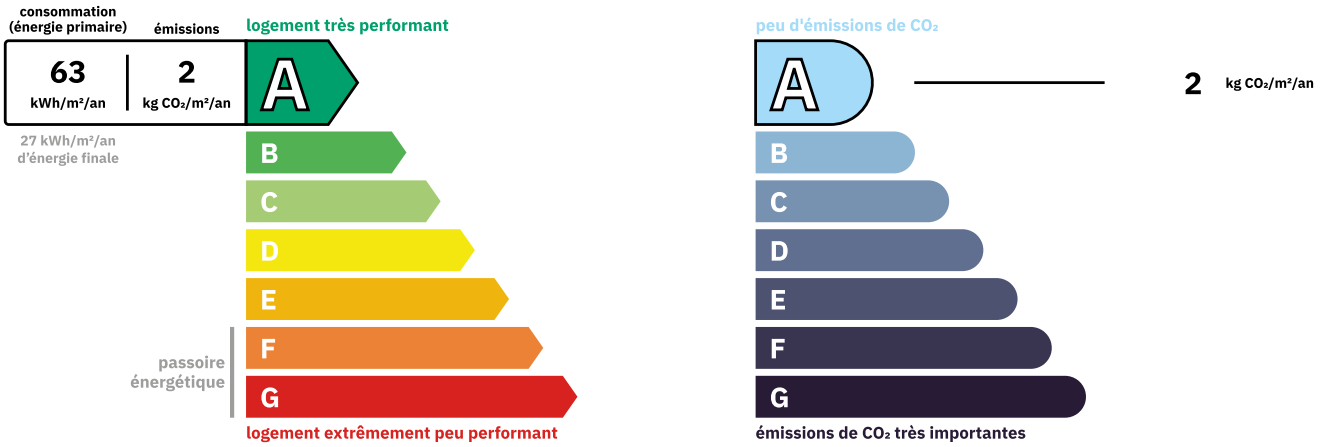
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ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 800 € and 1170€ for 2023

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 :A44761RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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