



TOWNHOUSE WITH 3 APARTMENTS & TERRACES IN CENTRAL UZÈS.



PROPERTY FACT FILE	
REFERENCE	A43059RSI30
PRICE	€ 685,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	159 m ²
LAND	42 m ²
TOWN	Uzès
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course
*Price based on current exchange rate which is subject to change	



- Prime location in historic Uzès centre
- 3 independent apartments
- Terraces and private courtyard
- Excellent rental investment
- Air-conditioning & double glazing

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Located in the heart of Uzès, this charming townhouse offers a rare opportunity to own a property in one of southern France's most sought-after historic towns. Uzès is renowned for its beautifully preserved medieval centre, lively weekly market and relaxed Provençal lifestyle.

DESCRIPTION

This character property in the historic centre of Uzès is arranged over several levels and comprises three independent apartments, making it ideal as a rental investment or a combination of private residence and holiday rentals.

On the ground floor:

- Main entrance
- Laundry room
- Small private courtyard (20 m²)
- Spacious cellar (20 m²)

The ground floor provides practical storage and utility areas, as well as a pleasant entrance through a small private courtyard featuring an antique oven and a spiral staircase.

On the 1st floor is the first independent apartment consisting of:

- Living room (14 m²)
- Fully equipped kitchen / dining area (25 m²)
- Shower room with WC
- Terrace (8 m²)
- Bedroom 1 (13 m²)
- Bedroom 2 (12 m²) with shower room and WC

On the 2nd floor is another apartment:

- Living room (14 m²)
- Fully equipped kitchen (14 m²)
- Bedroom (20 m²) with shower room
- WC
- Private half-covered terrace (14 m²) with a pleasant seating area

On the 3rd floor is the last small apartment:

- Bedroom (13 m²)
- Shower room
- WC

All rooms are equipped with reversible air conditioning (heating and cooling) and double-glazed windows.

The property offers strong rental potential, with three apartments that can easily be rented either long-term or as holiday accommodation

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43059RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

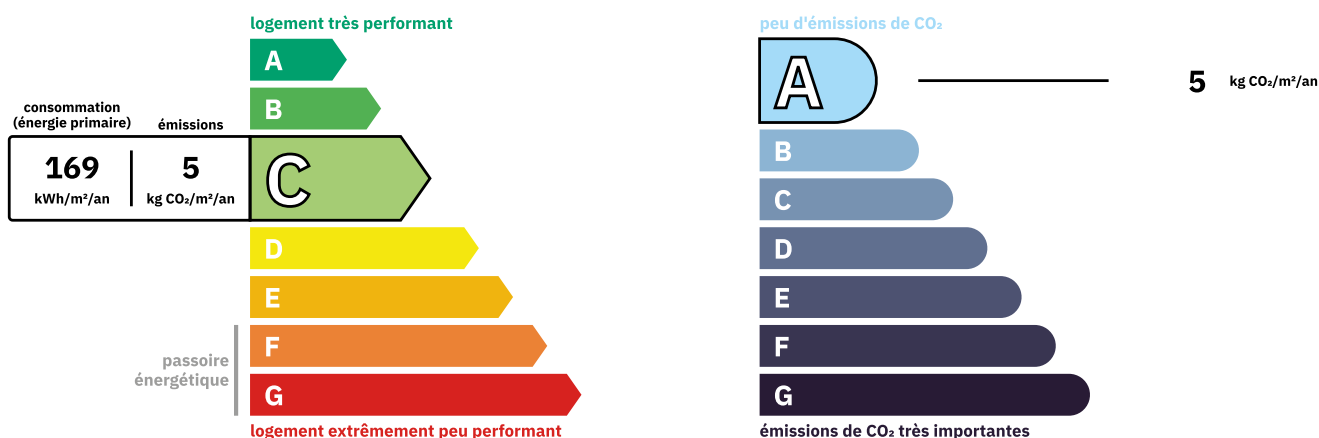


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 828 € and 1120€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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.

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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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FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr