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## House for sale in Uzès

Uzès , Gard , Occitanie



# €472,500

inc. of agency fees

6 Beds      1 Baths      235 sqm

A magnificent 2400 m2 park, magnificently planted with Mediterranean species and fruit trees, will guide your steps towards a...

### At a Glance

Reference MFH-GAR02118

Bed 6

Near to Uzès

Bath 1

Pool No

Price €472,500

Hab.Space 235 sqm

Land Tax N/A

### Property Description

A magnificent 2400 m2 park, magnificently planted with Mediterranean species and fruit trees, will guide your steps towards a very beautiful house from the 80s to be renovated, divided into two very distinct dwellings with separate entrances. The first house which we will call main, of 150 m2, has a fully equipped and new kitchen, open to a living room, dining room with fireplace as well as a closed veranda facing south. On the half floor, we will find the sleeping area, made up of three bedrooms, two of which have terraces and a large renovated bathroom. A second half floor will lead you to a beautiful master suite with terrace and a

brehtaking view. The second house of 85 m2 is made up of a large living room with open fitted kitchen facing south, a bathroom, a pantry as well as than a closed veranda. Upstairs, two beautiful bedrooms with a bathroom and separate toilet. A beautiful outdoor swimming pool area of 12.5 x 5.5 with pool house and barbecue will welcome your superb summer days and evenings. Multi-faceted property, environment and quality construction.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€472,500

## Key Information

Year Built:	1980
Internal Area:	235 sqm

## Location: Occitanie



## Gallery















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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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