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## Apartment for sale in Uzès

Uzès , Gard , Occitanie



# €675,000

inc. of agency fees

3 Beds

130 sqm

In a high-end secure residence with elevator, magnificent swimming pool, terminals for electric vehicles and private garage, this magnificent duplex apartment on the top floor has a surface area of 130...

### At a Glance

Reference MFH-GAR02117

Near to Uzès

Price €675,000

Bed 3

Pool No

Hab.Space 130 sqm

Land Tax N/A

### Property Description

In a high-end secure residence with elevator, magnificent swimming pool, terminals for electric vehicles and private garage, this magnificent duplex apartment on the top floor has a surface area of 130 m2 with 3 large terraces totaling an area of 80 m2 offering incredible panoramic views . Everything is there to seduce you: volumes, brightness, functionality, quality of services.... You enter this penthouse which has a comfortable entrance, WC, beautiful and spacious master suite with full bathroom and covered terrace to the east of 25 m2 and a bedroom with storage overlooking the swimming pool. Upstairs, a very large living room opens

onto two large terraces, to the east and west, including one with trees, the kitchen fitted and equipped in particular with a wine cellar, pantry, WC and large master suite with bathroom opening onto the tree-lined terrace....The south at the best conditions You will benefit from ducted reversible air conditioning, double-glazed wooden joinery, a thermodynamic tank and a water softener for your greatest comfort just 300 m from the Place aux Herbes...

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 3         |
| Price          | €675,000  |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2019    |
| Internal Area: | 130 sqm |

## Location: Occitanie



## Gallery









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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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