



## TOWNHOUSE WITH 3 APARTMENTS & TERRACES IN CENTRAL UZÈS.



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A43059RSI30                                                |
| PRICE                                                            | € 685,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 4                                                          |
| BATHROOM                                                         | 4                                                          |
| ACCOMMODATION                                                    | 159 m <sup>2</sup>                                         |
| LAND                                                             | 42 m <sup>2</sup>                                          |
| TOWN                                                             | Uzès                                                       |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | Town property                                              |
| TYPE                                                             | Maison de Vacances, House,<br>Family Home                  |
| CONDITION                                                        |                                                            |
| FEATURES                                                         | Mains Drains, High speed internet,<br>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 m<sup>2</sup>)
- Spacious cellar (20 m<sup>2</sup>)

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 m<sup>2</sup>)
- Fully equipped kitchen / dining area (25 m<sup>2</sup>)
- Shower room with WC
- Terrace (8 m<sup>2</sup>)
- Bedroom 1 (13 m<sup>2</sup>)
- Bedroom 2 (12 m<sup>2</sup>) with shower room and WC

On the 2nd floor is another apartment:

- Living room (14 m<sup>2</sup>)
- Fully equipped kitchen (14 m<sup>2</sup>)
- Bedroom (20 m<sup>2</sup>) with shower room
- WC
- Private half-covered terrace (14 m<sup>2</sup>) with a pleasant seating area

On the 3rd floor is the last small apartment:

- Bedroom (13 m<sup>2</sup>)
- 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

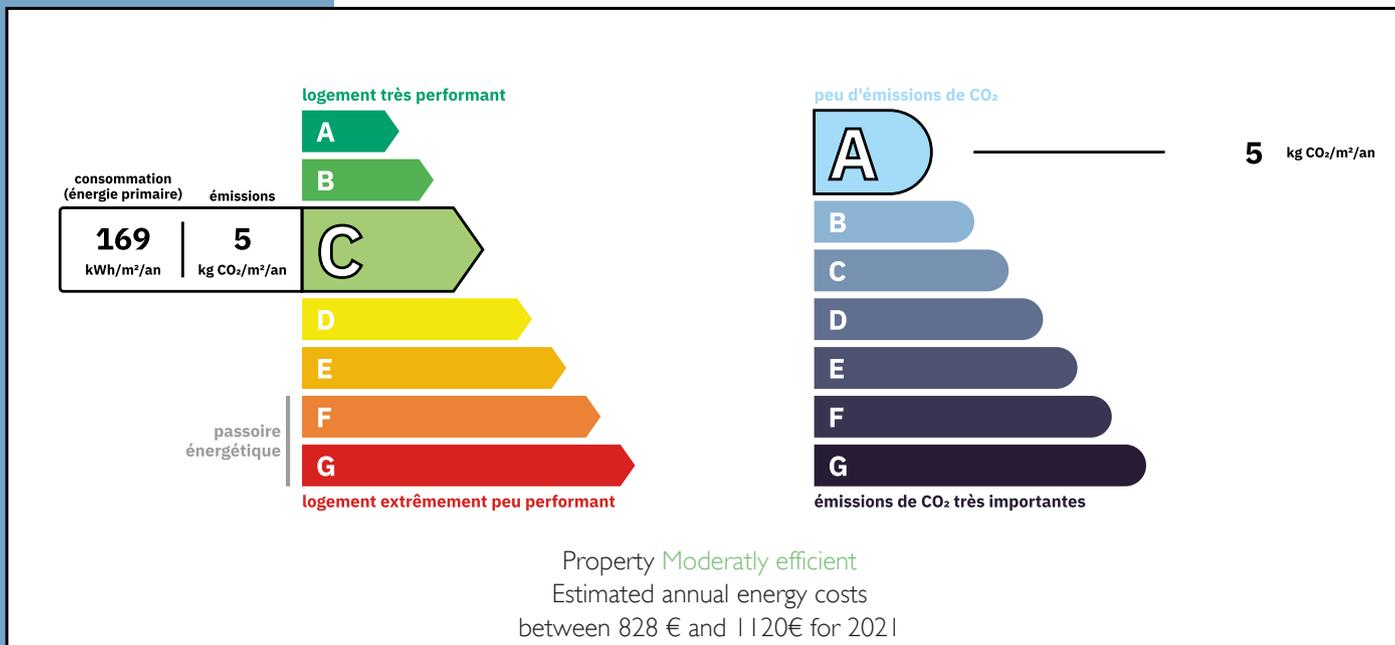


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A43059RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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