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## Apartment for sale in Uzès

Uzès , Gard , Occitanie



**€265,000**

inc. of agency fees

2 Beds

52 sqm

EXCLUSIVE Between town and countryside, a 12-minute walk from our beautiful ducal city, this charming apartment located on the...

### At a Glance

**Reference** MFH-GAR02182

**Near to** Uzès

**Price** €265,000

**Bed** 2

**Pool** No

**Hab.Space** 52 sqm

**Land Tax** N/A

### Property Description

EXCLUSIVE Between town and countryside, a 12-minute walk from our beautiful ducal city, this charming apartment located on the ground floor of a secure and listed residence with a beautiful shared swimming pool and bicycle storage benefits from a very beautiful 50 m<sup>2</sup> terrace with a pergola shaded by jasmine... This gem has 52 m<sup>2</sup> of living space, offering a living room with kitchen, two large bedrooms, a pantry/laundry room and a lovely shower room with WC. This is a rare property which will also provide you with an attractive seasonal rental income. It is sold with a private parking space, a cellar and a garage Inertia radiators will provide you with gentle warmth during the winter. TF: 650? Co-ownership charges including water: 150 ?/month

### Summary

Property type:	Apartment
Bedrooms:	2
Price	€265,000

### Key Information

Year Built:	1900
Internal Area:	52 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.

## Contact us on:

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or email us at [bonjour@my-french-house.com](mailto: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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**



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