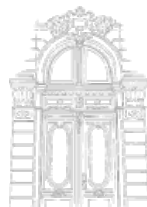


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L'Immobilier d'Exception

FRANCE

IN UZÈS, PROVENÇAL SINGLE-STOREY HOME CLOSE TO THE TOWN CENTRE, WITH BUILDABLE AND POOL-READY GROUNDS.



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Property Location

Just 600 metres from the historic centre of Uzès, a town renowned for its Duchy and its famous market, this property enjoys a highly sought-after location.

The setting is urban, with the house situated approximately 40 metres from a main access road, providing quick and direct access to the town centre, while still offering a degree of privacy thanks to its setback position.

The location also benefits from excellent connections to the motorway network and Montpellier Airport, making it ideal as either a primary residence or a second home.

Description:

Detached single-storey Provençal-style house, built in the 1960s, offering approximately 100 sqm of living space arranged over six rooms.

The layout includes a fitted kitchen, a welcoming living room with insert fireplace, a dining room, three bedrooms, a pantry/laundry room, a shower room, and separate toilets.

The property sits on a flat 868 sqm plot and benefits from a private well.

Under the current Local Urban Plan (PLU), the construction of a swimming pool and the extension of the house are permitted, subject to obtaining the necessary planning approvals.

Comfort features include:

- Modern entrance gate
- Centralised electric shutters
- PVC double-glazed windows with mosquito screens
- Gas-fired central heating
- Reversible air conditioning (in two rooms)
- Insert fireplace
- Barbecue area and landscaped outdoor space

Additional outbuildings include a separate enclosed garage, a workshop, and a garden shed for wood storage and outdoor equipment.

The house is connected to mains water and main drainage.

Please note: no crawl space and electrical upgrading works are required.

Our Opinion:

This property meets many of the most sought-after criteria in Uzès: single-storey living, flat land, extension potential, and immediate proximity to the town centre.

Its urban setting and easy access to major routes make it a highly practical home for everyday living, while its development potential offers strong scope for value enhancement. With some upgrading work, it can become a comfortable and long-term residence, perfectly suited to a lifestyle or investment project in Uzès.

More informations available on request from your consultant,
Thierry LALLEMAND: +33 (0)6 62 51 94 07

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Prix : 300 000 € FAI

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