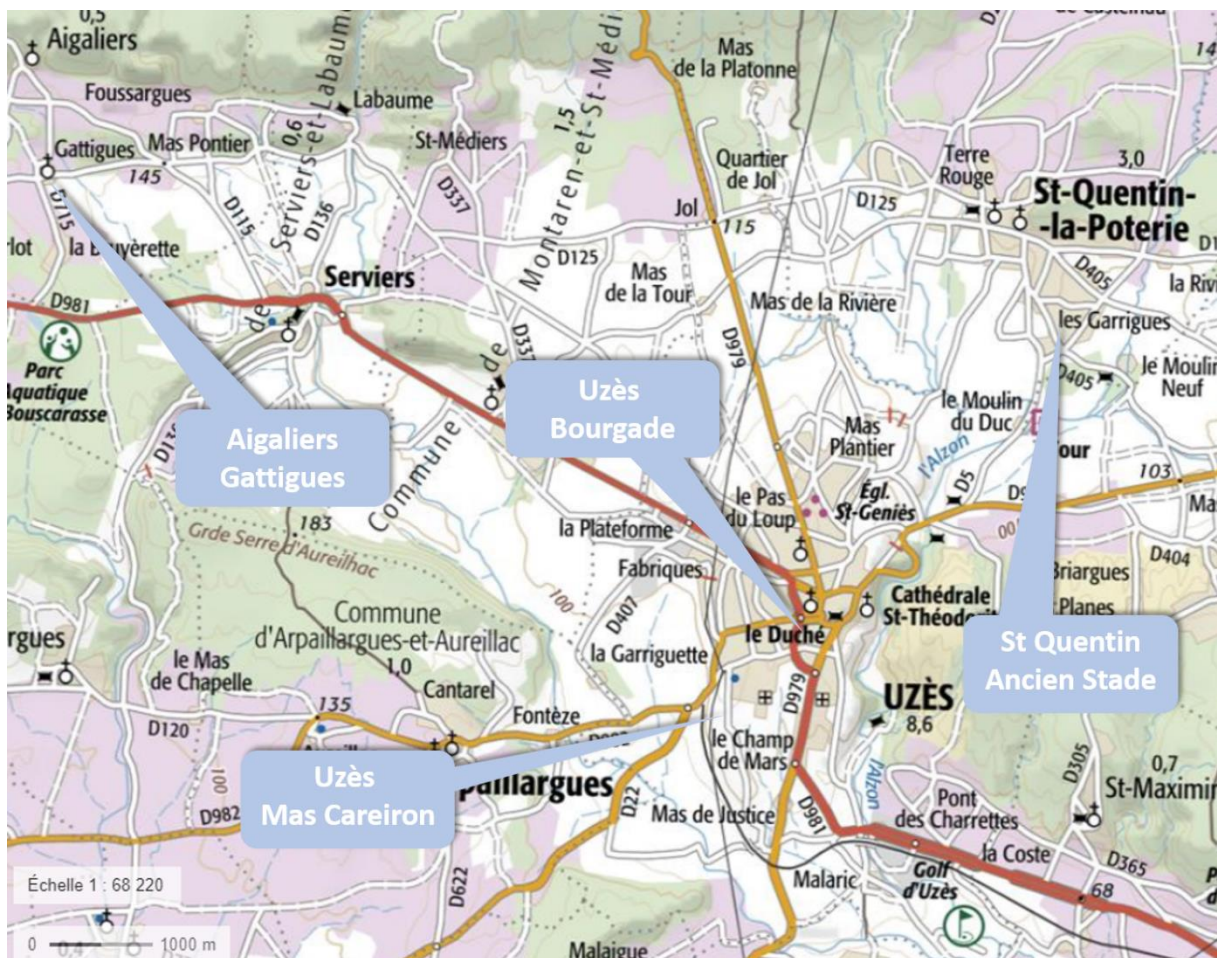


## Mini/quick Property Scan

– 18<sup>th</sup> December 2017

Following our phone conversation the other day, this document presents a selection of 4 properties that may fit your brief. I know where all are situated.



Only the property in Gattigues lacks “shops within walking distance”. They go from perfect conditions/move-in (Gattigues) to refurbishment projects (Mas Careiron and Bourgade). St-Quentin would need a bit a TLC to make it feel/look better – and a pool.

**The objective here:** please react and share with me how those properties “resonate” – or not!

## Aigaliers, hameau de Gattigues



I know this house well – as I sold back in 2010. The house is located in Gattigues, 8 km from Uzès. No shops I'm afraid, but a very nice environment.

The English owners have done a great job at renovating completely and adding a pool. It has nice interiors with breathing space IMHO. A small suite on the ground floor could possibly be rented out as a gîte. The courtyard is small, with the pool in the middle – but nice and shady when it's useful. The terrace is really (really) nice to enjoy in summer. The views on the other side are open onto a field.

**MONEYWISE:** this house is perfect for you. It is offered at 375,000€. If I can get it for 360,000€, your TCO would be: 360,000€ + 19,800€ +

28,800€ = 408,600€

**TIMewise:** Move-in conditions means... well, ready to use. The day of your purchase...

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## Saint-Quentin, chemin de l'Ancien Stade



This 170 m<sup>2</sup> house is located within walking distance (10 minutes) from the shops in Saint-Quentin-La-Poterie. I don't know the inside of the house, but I have explored its exteriors. It is at the end of a private lane. Very calm – but you have neighbors surrounding you (as you would expect within the village). However the grounds (over 2,000 m<sup>2</sup>)

are large enough this is not a bother.

The house would require a bit of work and a pool – and then would be a very nice property in a very nice village.

**MONEYWISE:** the house is offered at 477,000€ including listing agent's fee. I should be able to go direct to the seller, meaning that the offered price is 450,000€. As it has been on the market for a good year now (following a death), we should be able to negotiate the price down. Say 7.8%, the purchase price becomes 415,000€. Add 15,000€ for a paint job, and 25,000€ for a pool. The TCO is: 415,000€ + 19,800€ + 33,200€ + 15,000€ + 25,000€ = 508,000€.

**TIMewise:** You could certainly enjoy the house from the coming summer. And you could (depending on how quickly things progress) even have the paintjob done, and the pool in place by then.

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## Uzès, rue Grande Bourgade



This is the house if you decide you want “proper Uzès living” – walking to shops and all. There aren’t that many on offer...

This house is located right inside of Uzès, 50 meters away from Peta’s house. It is typical of the houses in the Grande Bourgade street – before refurbishment. 140 m<sup>2</sup> plus a large garage. What’s a bit unusual is that it has a bit of a garden in the back, with nice views onto a large “collective” garden – where nothing will ever be built.

This house can be divided into 2 flats – making it easy to rent all year round – and still enjoy it when you are around.

**MONEYWISE:** this is a bit of a project. Nothing structural. Say 1,000€/m<sup>2</sup>, for 170 m<sup>2</sup> in total. The house is offered at 245,000€. We can probably cut this down a bit, say to 220,000€. The TCO would be: 220,000€ + 19,800€ + 17,600€ + 170,000€ = 427,000€.

**TIMESWISE:** Obviously the refurbishment project would last 6 months (from September 2018).

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## Uzès, Mas Careiron



This is my favorite! IMHO it’s got a lot going: perfect location for Uzès living (20 minutes’ walk to the center) and countryside enjoyment, splendid views, enough room for a separate apartment for-rentals-only. The downside is that this house is a project.

The type of house is pretty unique in Uzès – and doesn’t offer make it to the market. The reason it is not sold yet is that it has been offered since the start of the year – at a much higher price. But now, the owners (3 sisters) might be “getting ready” to sell.

**MONEYWISE:** so, a bit of a project. Nothing structural neither. Say 1,000€/m<sup>2</sup>, for 170 m<sup>2</sup> in total. Add 25,000€ for a pool. The house is offered at 420,000€ including listing agent’s fee. I have located the owners, so the offered price direct is around 397,000€. We can probably cut this down a bit more, say to 370,000€ or 360,000€. The TCO would be: 360,000€ + 19,800€ + 28,800€ + 170,000€ = 578,600€. Hence 29,000€ over your budget. But which you would get “recoup” within 2 years of rental (or quicker if you designed the house with a separate apartment for rental only).

**TIMESWISE:** Here also, obviously the refurbishment project would last 6 months (from September 2018). But you could use the house as is...

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