

**274 000 €**

**For sale villa**

**5 rooms**

**Surface : 104 m²**

**Surface of the living : 33 m²**

**Surface of the land : 600 m²**

**Year of construction : 1973**

**Exposition : Sud**

**Hot water : Fuel**

**Inner condition : To renovate**

**Features :**

Cheminée ou conduit, Bedroom on ground floor, Automatic gate, Grand séjour

3 bedroom

1 terrace

1 shower

2 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

30/04/2025 - Prix T.T.C



### Villa AG1405 Uzès

TRADITIONAL single storey villa approx. 104 m² on flat building plot with swimming pool of 600 m². Possibility of opening living room with fireplace insert, separate fitted kitchen (possibility of opening), access to a large south-facing terrace. 2 beautiful bedrooms and 1 smaller one that can be used as an office or children's room. 2 toilets including 1 in the shower room, laundry room. Possibility of creating a floor if necessary. Oil heating, single glazing. Work required but very healthy house. Great potential

Fees and charges :

274 000 € agency fees 5,11% à the responsibility of the buyer included



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