

**483 000 €**

**For sale house**  
**5 rooms**  
**Surface : 134 m<sup>2</sup>**

**Surface of the living : 49 m<sup>2</sup>**  
**Surface of the land : 1160 m<sup>2</sup>**  
**Year of construction : 1974**  
**Exposition : Sud**  
**View : Campagne**  
**Hot water : Electrique**  
**Inner condition : Good**  
**External condition : Good**  
**Couverture : Tiling**

**Features :**

Piscine 4x10, Au moins 2 salle d'eaux,  
Bedroom on ground floor, double glazing,  
Arrosage auto, Laundry room, Automatic  
gate, Grand séjour

3 bedroom  
1 terrace  
2 showers  
2 WC  
2 garage  
1 parking

**Energy class (dpe) : C**

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

Document non contractuel  
02/05/2024 - Prix T.T.C



**House MJ1273 Uzès**

Single-storey villa very close to Uzès Just 7 km from Uzès, pretty single-storey villa of approximately 135 m2, well renovated and maintained in a quiet location not overlooked on a plot of approximately 1100 m2. Beautiful bright living room of approximately 49 m2 with fitted and equipped kitchen, pantry-laundry room, office. On the night side, three bedrooms with spacious rooms, air-conditioned, including a beautiful suite with its bathroom (approximately 27 m2) and a second bathroom. Air-conditioned veranda and covered terrace with awning and electric sun blind. A beautiful 4X10 tiled swimming pool with electric curtain. Double tiled garage with electric car socket. The garden has been entirely designed with drought-resistant vegetation and automatic irrigation. Electric gate, water softener, reversible ducted air conditioning in the living room, aluminum joinery, electric shutters. Petanque.

**Fees and charges :**

483 000 € agency fees 4,76% à the responsibility of the buyer included

