

**440 000 €**

**For sale villa**

**5 rooms**

**Surface : 160 m²**

**Surface of the living : 70 m²**

**Surface of the land : 2684 m²**

**Year of construction : 2006**

**Exposition : Plein sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Cheminée ou conduit, double glazing,

Laundry room, Automatic gate, Grand

séjour

3 bedroom

1 terrace

1 bathroom

2 WC

2 garage

**Energy class (dpe) : D**

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

Document non contractuel

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



### Villa MJ1271 Uzès

On a park of 2600 m2 in a quiet area and without nuisance 15 km from UZES, recent property without work facing south of approximately 160 m2 offering; entrance with storage space - L-shaped, fitted US kitchen and dining room with stove, living room with pretty framework and fireplace for a total surface area of approx. 70m2 with access to covered terrace and garden. Guest toilets. Complete this property: a pantry, a laundry room, a workshop or motorcycle/bicycle storage. Upstairs: 2 beautiful bedrooms, one with dressing room, office, small baby's room. Bathroom with shower and bath. Possible 2nd bathroom. Toilets on this level. Garage, carport, 9x4 salt pool and pool house with pool room. Building land - AN IDEAL PLACE TO LIVE Available end of February 2024

Fees and charges :

440 000 € agency fees 4,55% à the responsibility of the buyer included



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Document non contractuel - Barème des prix disponible sur notre site internet