

499 000 €

For sale villa

5 rooms

Surface : 142 m<sup>2</sup>

Surface of the living : 73 m<sup>2</sup>

Surface of the land : 701 m<sup>2</sup>

Year of construction : 2011

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Pool, Au moins 2 w c, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, Grand séjour

3 bedroom

1 terrace

1 bathroom

2 WC

2 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

18/05/2024 - Prix T.T.C



### Villa AG1317 Uzès

At the entrance to Uzès, in a sought-after village, single storey villa approx. 142 m<sup>2</sup> with view of approx. 700 m<sup>2</sup> of maintenance-free garden, including entrance opening onto large room of more than 70 m<sup>2</sup> with fitted kitchen, 3 bedrooms with cupboards, large bathroom with shower, 2 toilets, large pantry giving access to a tiled and insulated double garage. Ducted reversible air conditioning, alarm, softener, videophone. Heated 8x4 swimming pool. No work

Fees and charges :

499 000 € agency fees 4,81% à the responsibility of the buyer included



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