

**1 086 000 €**

**For sale maison récente**

**7 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 63 m<sup>2</sup>**

**Surface of the land : 2656 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, En pierres, Au moins 2 salle d'eaux, Cheminée ou conduit, Bedroom on ground floor, double glazing, Laundry room, Grand séjour

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

2 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

24/04/2025 - Prix T.T.C



### Maison récente AG1366 Uzès

**EXCLUSIVE:** A stone's throw from SAINT QUENTIN LA POTERIE, in the countryside: "Bastide" style villa with high-quality services, accompanied by its gîte, all for approximately 225 m<sup>2</sup> including for the first: Large entrance with its Burgundy stone staircase, beautiful bright living room opening onto a terrace and south-facing swimming pool, open-plan kitchen, pantry, laundry room, wc, large west-facing bedroom. Upstairs: Under cathedral ceilings, 2 bedrooms with dressing room, 1 of which is en suite with shower room, bathroom with wc. The T2 gîte includes an open-plan kitchen opening onto its living room with cathedral ceiling, 1 bedroom and a shower room. Separate wc. Independent terrace. Ideal for rental or family. 9x4.5m swimming pool. Double garages. Geothermal energy.

**Fees and charges :**

1 086 000 € agency fees 4,70% à the responsibility of the buyer included

