

**359 000 €**

**For sale villa**

**5 rooms**

**Surface : 117 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 3940 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud est**

**Hot water : Electrique**

**Features :**

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

4 bedroom

2 terraces

2 showers

2 WC

**Energy class (dpe) : B**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### Villa AG1416 uzès

**UZES North:** In a quiet village setting, single-story villa built in 2007, with a surface area of approximately 117 m<sup>2</sup> including a large, very bright living room with open-plan kitchen, pantry, 3 bedrooms with fitted wardrobes, shower room, toilet. Adjoining outbuilding of 16 m<sup>2</sup> with shower room and toilet (possible rental income). Large plot of over 3900 m<sup>2</sup> planted with several olive trees, part of which is south-facing, is buildable and suitable for a swimming pool. Heat pump, ducted air conditioning. Shaded terraces, above-ground pool, storage chalet, pétanque court. Lovely open view.

**Fees and charges :**

359 000 € agency fees 3,90% à the responsibility of the buyer included

