



# TERRA TRANSACTION

## IMMOBILIER

☎ 06 89 50 01 09

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www.terra-transaction.com

€ 252 000

**Buying village house**

**4 rooms**

**Surface : 76 m<sup>2</sup>**

**Surface of the living : 14 m<sup>2</sup>**

**Surface of the land : 27 m<sup>2</sup>**

**Year of construction : 1650**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Bon**

**Couverture : tiles**

**Amenities :**

cour, terrasse, cave, fireplace, double glazing, calm

2 bedroom

1 terrace

1 shower

2 WC

1 cellar

**Energy class (dpe) : E**

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

**Fees and charges :**

Well condominium

3 lots in the condominium 252 000 € fees included

17/04/2024 - Prix T.T.C



### Village house Uzès

Located in the heart of one of the most popular villages in the GARD, 4km from UZES, and renowned for its craftsmanship of ceramics and pottery, come and discover this pretty house with an area of 76.69m<sup>2</sup>. With a courtyard of 27m<sup>2</sup> with a sheltered part and a terrace of 13.5m<sup>2</sup> with electric awning overlooking the main living level with fitted kitchen and lounge area with its fireplace, the whole making 34.27m<sup>2</sup>. On the upper level, you will discover 2 beautiful bedrooms of 12.54m<sup>2</sup> and 20.17m<sup>2</sup> + shower room. Wc on each level. Delivery in the DRC. Not overlooked. Quiet. Market, shops and schools on foot. Rare. Do not miss ! Number of condominium lots 3. No procedure in progress. Energy consumption: 256 kw/m2/year. Greenhouse gas emissions: 27 kg Co2/m2/year Date of diagnoses 05/11/2011. The fees are the responsibility of the seller Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Ref. : 898V87M - Mandat n°095



Terra Transaction - 3 Place du monument aux morts - 30700 Saint Quentin La Poterie

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RCS 901 309 526 Code NAF 6831Z - SIRET 901 309 526 00019 RCS de NIMES -

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