



TERRA TRANSACTION

— IMMOBILIER —

☎ 06 89 50 01 09

✉ contact@terra-transaction.com

www.terra-transaction.com

€ 235 000

Buying villa

4 rooms

Surface : 92 m²

Surface of the living : 28 m²

Surface of the land : 1351 m²

Year of construction : 2002

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : tiles

Amenities :

Terrasse, double glazing, calm

3 bedroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases

(ges) : B

Fees and charges :

235 000 € fees included

30/04/2024 - Prix T.T.C



Villa Anduze

4 km ANDUZE and 45min from the famous town of UZES. Pretty villa in a dominant position with a view of the Cévennes mountains and the pretty TORNAC castle. Articulated around a pretty patio and located on a plot of 1351m² with beautiful shade and ornamental trees, it consists of a main part with L-shaped living room/kitchen with a total area of 38m² with a beautiful covered terrace sheltered from the SOUTH/WEST wind and a terrace on the kitchen side facing NORTH with a magnificent view and cool in summer. You will discover two beautiful bedrooms of 12m² each in the main part and an annex of 18.5m² with kitchenette, bedroom and bathroom, easily convertible into a bathroom, which can accommodate a guest room or an ideal place for friend or teenager. Pretty 17.5m² garage and carport to shelter your vehicle from the sun in summer. Shed for workshop or storage. Vegetable garden. All that's missing is the swimming pool of your choice! You will benefit from the proximity of all shops and the ANDUZE bamboo grove and the little Cévennes train. Energy consumption: 224 kw/m²/year. Greenhouse gas emissions: 12 kgCo2/m²/year. Fees are the responsibility of the seller Information on the risks to which this property is exposed is available on the website www.georiques.gouv.fr Ref. : 898V128M - Mandat n°144



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