



TERRA TRANSACTION

—IMMOBILIER—

☎ 06 89 50 01 09

✉ contact@terra-transaction.com

www.terra-transaction.com

€ 289 000

Buying villa

5 rooms

Surface : 91 m²

Surface of the living : 43 m²

Surface of the land : 1075 m²

Year of construction : 2001

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Amenities :

Terrasse, Cheminée, Double vitrage,
Buanderie, Calme

3 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : C

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

Fees and charges :

289 000 € fees included

09/05/2024 - Prix T.T.C



Villa Uzès

EXCLUSIVE. Only 8km from UZES. Come and discover this single-storey house. Construction from 2001. Located on a beautiful, well-exposed plot of 1075m² which is just waiting for you to choose your swimming pool. The house consists of a beautiful, very bright 43m² living room with open kitchen. Air conditioning and wood stove. 3 bedrooms of more than 11m² each. Bathroom. separate toilet. Laundry room with water purifier. office or extra bedroom set up in the old garage. Total surface area 108m². This house built on a raft has no cracks. ERDF solar panels with resale generate significant income to absorb operating costs. Everything in the sewer. Quiet and without nuisance. At the bottom of an impasse. Enclosed land with trees. Beautiful terrace with arbor and pergola. Solar roller shutters on bay windows. Garden sheds with water and electricity supply. A real opportunity to make this beautiful place your future home. Energy consumption: kw/m²/year. Greenhouse gas emissions: Co2/m²/year. Date of diagnoses: 07/12/2023. 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. : 898V115M - Mandat n°128



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