



**TERRA TRANSACTION**

**IMMOBILIER**

☎ 06 89 50 01 09

✉ [contact@terra-transaction.com](mailto:contact@terra-transaction.com)

[www.terra-transaction.com](http://www.terra-transaction.com)

€ 260 000

**Buying house**

**4 rooms**

**Surface : 84 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1977**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : A rafraichir**

**Amenities :**

Terrasse, fireplace, Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

2 garages

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : D**

Fees and charges :

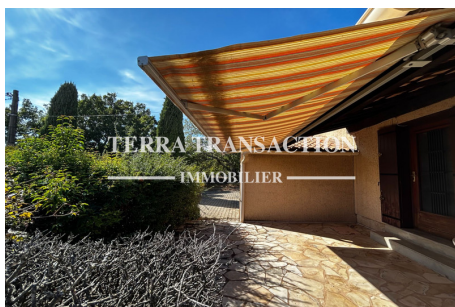
260 000 € fees included

27/04/2024 - Prix T.T.C



### House Uzès

**EXCLUSIVE.** Nice opportunity. Single-storey house of 84m<sup>2</sup> with 2 garages on a beautiful plot of land of 2200m<sup>2</sup> with trees, in the countryside, quiet and not isolated. 3 rooms. Living room with fireplace. Double glazing with electric shutters, recent VIESSMANN gas boiler. Possibility of swimming pool and extension. Individual sanitation to resume! Dynamic village with grocery store, bakery, schools and buses for college and high school. Energy consumption: In progress Greenhouse gas emissions: Ongoing Date of diagnoses: In progress. 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. : 898V103M - Mandat n°113



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

Tél: 06 89 50 01 09 - [contact@terra-transaction.com](mailto:contact@terra-transaction.com)

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