



**TERRA TRANSACTION**

**IMMOBILIER**

☎ 06 89 50 01 09

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www.terra-transaction.com

€ 420 000

**Buying villa**

**5 rooms**

**Surface : 123 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**

**Surface of the land : 2547 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud est**

**View : Village**

**Hot water : Electrique**

**Inner condition : Bon**

**Amenities :**

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

3 bedroom

2 terraces

1 bathroom

2 WC

4 parkings

**Energy class (dpe) : C**

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

Fees and charges :

420 000 € fees included

28/04/2024 - Prix T.T.C



### Villa Uzès

EXCLUSIVE. North UZES 12KM. Superb single storey villa of 123m<sup>2</sup> with large living room of 57m<sup>2</sup> facing south/east with open plan kitchen and cooking range. Beautiful hanging fireplace. Reversible climate control. Laundry room. South-facing terrace with a view of the swimming pool area and patio on the entrance side. Three bedrooms with French window to the outside. Outbuilding of 15m<sup>2</sup> with possibility of making an independent studio. The 6X3 heated swimming pool area from 2022 with its relaxation areas oriented towards nature brings you serenity and assured tranquility. The wooded land of 2547m<sup>2</sup> gives the possibility of additional construction or a detachment of plots. Automated portal. Septic tank. Quiet. Not overlooked. The countryside near the town of UZES. Energy consumption: kw/m<sup>2</sup>/year. Greenhouse gas emissions: Co2/m<sup>2</sup>/year. Date of diagnoses: 03/02/2024. 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](http://www.georiques.gouv.fr) Ref. : 898V125M - Mandat n°142



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