



TERRA TRANSACTION

IMMOBILIER

☎ 06 89 50 01 09

✉ contact@terra-transaction.com

www.terra-transaction.com

€ 420 000

Buying villa

5 rooms

Surface : 123 m²

Surface of the living : 57 m²

Surface of the land : 2547 m²

Year of construction : 2002

Exposition : Sud est

View : Village

Hot water : Electrique

Inner condition : Bon

Amenities :

Terrasse, Cheminée, Chambre de plain-pied, Double vitrage, Portail automatique, Calme

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

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



Villa Uzès

EXCLUSIVE. North UZES 12KM. Superb single storey villa of 123m² with large living room of 57m² 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 15m² 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 2547m² 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/m²/year. Greenhouse gas emissions: Co2/m²/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 Ref. : 898V125M - Mandat n°142



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

Tél: 06 89 50 01 09 - 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