



€ 319 900

**Buying house**

**4 rooms**

**Surface : 94 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 286 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud nord**

**Hot water : Thermodynamique**

**Inner condition : Neuf**

**Amenities :**

Terrasse, double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : A**

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

**Fees and charges :**

319 900 € fees included

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



**House Uzès**

EXCLUSIVE. UZES TRINTIGNANT college sector. New house in the heart of a new real estate complex. 94 m<sup>2</sup> House with one floor. Ground floor living space 40m<sup>2</sup> with CUISINE PLUS brand equipped kitchen. The living room opens onto a terrace with DESJOYAUX swimming pool. You will discover 3 bedrooms upstairs, one of which has its own shower room and a large shared bathroom. Attached garage. Land of 286 m2. Bordered on one side only by the garage. This house has thermal certification to RT 2012, reversible air conditioning in the living room, a thermodynamic water heater, ten-year guarantees and work damage. Energy consumption: 61 kw/m<sup>2</sup>/year. Greenhouse gas emissions: 1 kgCo2/m<sup>2</sup>/year. Date of diagnoses: 09/05/2023. 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](http://www.georiques.gouv.fr) Ref. : 898V116M - Mandat n°129

