



€ 750 000

**Buying villa**

**6 rooms**

**Surface : 148 m<sup>2</sup>**

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 2328 m<sup>2</sup>**

**Year of construction : 2018**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**Couverture : Toit terrasse**

**Amenities :**

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

4 bedroom

1 bathroom

3 showers

2 WC

1 garage

**Energy class (dpe) : A**

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

Fees and charges :

750 000 € fees included

30/04/2024 - Prix T.T.C



**Villa Uzès**

7KM UZES. Superb contemporary of 2018 in the heart of a beautifully wooded area of 2328m<sup>2</sup> oak trees in a dominant position with an unobstructed view. Composed of 3 flat roof modules articulated around the central part with its 4-sloped roof. Large living room of 60m<sup>2</sup> with fully equipped SCHMIDT kitchen and its central cooking island open to the outdoor space with its large bay window with brick partition. Master suite with dressing room and shower room, and separate part with 3 bedrooms, 2 of which have their own shower room and a shared bathroom. The wide travertine beaches around the 10X4 pool area overlook a 40m<sup>2</sup> patio with fitted kitchen. Quiet and without vis-à-vis. Ducted air conditioning. Stove with wood. Nice benefits. To discover. Energy consumption: 24.6 kw/m<sup>2</sup>/year Greenhouse gas emissions: 1.1Co<sub>2</sub>/m<sup>2</sup>/year Date of diagnoses: 09/29/2017 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. : 898V104M - Mandat n°115

