



# 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)

€ 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

16/05/2024 - 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



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