

**495 000 €**

**For sale villa**

**6 rooms**

**Surface : 165 m²**

**Surface of the living : 45 m²**

**Surface of the land : 1540 m²**

**Year of construction : 2002**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : Good**

**Features :**

Au moins 2 salle d'eaux, Bedroom on ground floor, double glazing, Automatic gate, Grand séjour

**4 bedroom**

**1 terrace**

**1 bathroom**

**2 show ers**

**2 WC**

**Energy class (dpe) : B**

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



### Villa AG1408 Uzès

UZES NORTH: 10 minutes from Uzès, in a quiet and well-exposed location, pretty single-story villa from 2002 of approx. 120 m² + its adjoining 40 m² studio with shower room and open kitchen with its terrace, without any work. For the main part: very bright living room of 50 m² with open fitted kitchen, 4 bedrooms including 1 suite with shower room, large bathroom + shower. Possible communication between the 2 dwellings (separation airlock). Land without any vis-à-vis of 15540 m² with swimming pool. Ducted air conditioning. Large garage with its mezzanine. Ideal for holidays or rental.

**Fees and charges :**

495 000 € agency fees 4,65% à the responsibility of the buyer included

Document non contractuel

26/04/2025 - Prix T.T.C



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