

399 000 €

For sale villa

4 rooms

Surface : 104 m²

Surface of the living : 31 m²

Surface of the land : 1966 m²

Year of construction : 1992

Exposition : Est ouest

View : Jardin

Hot water : Individuel

Features :

Environnement : Nature,..., Transportation: yes, Proximité : Nature,..., single floor, wooded, Pool detail: 4x10, Nature piscine :..., pool

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

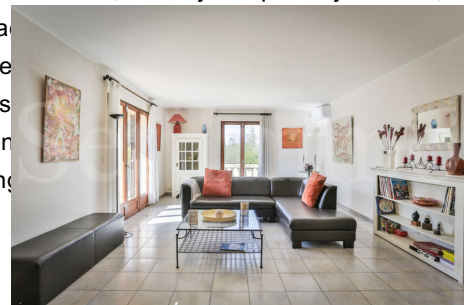
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16/01/2025 - Prix T.T.C



Villa 43 Garrigues-Sainte-Eulalie

Single storey villa of 104m² 15 minutes from Uzès, with garage in the basement, offered EXCLUSIVELY by Maryline ALEXIS (06.31.75.91.01) of the SeT IMMO agency in Collias. When you arrive you will have the feeling of being in front of a very simple little house. But you will not fail to notice that the street is without nuisance and that the environment is particularly well-kept. Your eye will be drawn to a farmhouse at the end of the street and then...the countryside as far as the eye can see with paths that you can enjoy at your leisure on foot or by bike. You enter the house and there you discover, through the glass doors of the living room, the extent and depth of the wooded and maintained garden of 2000m². A 10x4 salt pool, in perfect condition, enhances the property. The entire life of the house is oriented South and West. The unobstructed view makes this villa very bright. The kitchen, the 30 m² living room and one of the bedrooms open onto the outside. This property, habitable as is, built in 1992, can easily be fitted out to your taste, if you wish to make it more trendy. Is your purchasing plan for a primary residence? For a seasonal rental? For a vacation home? This house can meet your expectations. MOST : - Building plot, - Amenities: bus, nursery and primary schools,



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RCS 908 862 261 - Code NAF 6831Z - SIRET 908 862 261 00017 - Garantie financière : GALIAN 120 000€

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