

**546 000 €**

**For sale house**

**5 rooms**

**Surface : 140 m²**

**Surface of the living : 25 m²**

**Surface of the land : 80 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**Features :**

En pierre, Bedroom on ground floor, double glazing

4 bedroom

2 showers

4 garage

**Energy class (dpe) : C**

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

Document non contractuel

04/05/2025 - Prix T.T.C



### House 44 Collias

At 8 minutes from Uzès, in the village of Collias, the SeT Immo agency in Collias, offers this property. A beautiful 19th-century stone house with approximately 140 m² of living space on two levels, complemented by a 100 m² outbuilding and a lush courtyard. 360° video tours are available on our website set-immo.com. At the end of a cul-de-sac, this welcoming family home underwent renovations between 2022 and 2023. Relics of the past have been brought into the present: cement tiles, a central staircase with an ornate banister, and generous volumes. Brightness is provided by large west- and south-facing windows. All-season comfort is provided by reversible air conditioning throughout the house and updated insulation. On the ground floor, the large entrance hall leads to a bright master bedroom with a shower room on the left. To the right, the open-plan kitchen/diner (approximately 18 m²) leads to the living room (approximately 25 m²). The entire space opens onto the approximately 80 m² courtyard and its ornamental pond. There is also a guest toilet on this level. The first floor offers three bedrooms (14 m², 18 m², and 13 m²), a shower room, an office area, and a separate toilet. The advantages of this property: - Its location in the heart of a vibrant village with shops open year-round. - A village



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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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