

430 000 €

For sale villa

5 rooms

Surface : 110 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 1083 m<sup>2</sup>

Year of construction : 2007

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Features :

pool, wood stove, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Document non contractuel

23/04/2024 - Prix T.T.C



### Villa 17 Garrigues-Sainte-Eulalie

15 minutes from Uzès, in a privileged environment, Maryline ALEXIS of the SET IMMO agency offers you, for sale, a 5-room villa with swimming pool garden and garage. The pictures speak for themselves : - An in-depth and 180° view, - Space in a residential environment, - The feeling of having only to put down your suitcases..., The first impression is really very positive and you will not be disappointed by continuing the visit... This property, built in 2007, has been maintained and enhanced by facilities in line with current expectations (re-coated facade, designer wood stove, maintained landscaped garden, etc.) The kitchen is new, furnished and fully equipped. It is open to the living room. The set provides direct access to the terrace and the garden. Still on the ground floor, the master suite, with separate bathroom and toilet. This space opens onto the south-facing terrace. Upstairs, 3 bedrooms with a bathroom and separate wc. One of them has a balcony with an open view of the countryside and is now used as an office. To complete this property, a laundry room and a garage, adjoining the living space. These annexes are arranged in order to be able to store without cluttering. The exteriors are just as neat as the interior: - The new swimming pool of 4.5m x 2.20m



for its associative life, its environmental choices and the absence of visual or noise pollution. If you like nature, if you are looking for a calm and pleasant place to live, then do not hesitate, a visit is essential! Agency fees borne by sellers. The owners of this property have entrusted us with the exclusive sale, so please do not bother them..

Fees and charges :

430 000 € fees included

