

## Price on request

**For sale villa**

**5 rooms**

**Surface : 113 m²**

**Surface of the living : 41 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2014**

**Exposition : Sud ouest**

**View : Dégagée**

**External condition : good**

### Features :

pool, air conditioning, Photovoltaïque, Poêle à granules, Bedroom on ground floor, double glazing, Portail automatisé, Laundry room, Jardin paysagé, calm

4 bedroom

1 terrace

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : B**

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

Document non contractuel

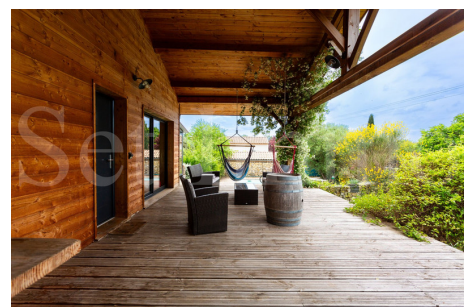
14/07/2025 - Prix T.T.C



## Villa 58 Uzès

It is 15 minutes from Uzès, in the heart of a village with amenities, that Maryline ALEXIS (06.31;75.91;01) from the SeT Immo agency offers you this timber-framed house. Both ecological, economical and comfortable, this property faces the surrounding nature, without being isolated. On one level, this welcoming villa is composed of 4 bedrooms, 1 shower room, 2 separate toilets, a living room with open kitchen and an office space. The living room extends onto a bioclimatic veranda as well as a covered terrace of more than 40m² to the West. Outside, a 4m x 6m swimming pool in the heart of a landscaped garden. A garage is attached. The pros : Clear view, Semi-autonomous villa, Photovoltaic panels for self-consumption and resale, Solar water heater, 12000L rainwater collection tank, Pellet stove, AQUABION anti-limescale system, Comfortable even in high heat (reversible air conditioning). Charging station for electric vehicles.

Fees and charges :



SET Immo - 2 Chemin de la Paille, 30210 Collias

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

Document non contractuel - Barème des prix disponible sur notre site internet