

446 000 €

For sale villa

6 rooms

Surface : 164 m<sup>2</sup>

Surface of the land : 1311 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud ouest

View : Dégagée

Inner condition : A rafraîchir

External condition : good

Features :

pool, fireplace, Bedroom on ground floor,  
double glazing, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

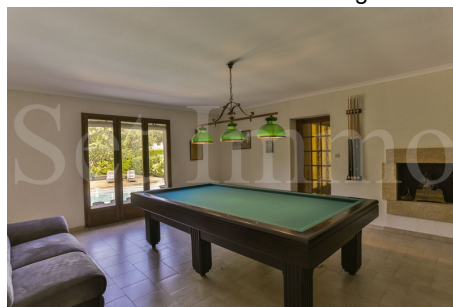
Document non contractuel

05/08/2024 - Prix T.T.C



## Villa 28 Collias

8 minutes from Uzès, it is in the dynamic village of Collias that Sandrine TRINQUIER, manager of the SeT Immo agency in Collias, offers you this property EXCLUSIVELY. More photos and 360° videos on our website [www.set-immo.com/sales](http://www.set-immo.com/sales). Your first glances will be on the Eucalyptus trees which welcome you at the entrance to the garden. A little further, the house is there, well established on the ground of 1100m<sup>2</sup>. An easy-going house, with the essentials and the possibility of personalizing without breaking the bank. The 150 m<sup>2</sup> of this house are laid out as follows: Most : - A 37m<sup>2</sup> garage and parking space, bright house. - The village of Collias has local shops (groceries, bakeries, restaurants, tobacco, hairdresser, etc.) as well as a doctor's office, craftsmen, a school, etc. Economic life exists all year round. Many sports activities are managed by different companies/clubs/associations: Canoeing, Paddle, climbing, horse riding, hiking, ... The proximity of the Gardon also offers the possibility of discovering the local flora and fauna. Call us for additional information. Agency fees borne by sellers. The owners of this property have entrusted us with the exclusive sale, so please do not bother them... We are looking for houses near Uzès for our customers. -



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