

**451 500 €**

**For sale villa**

**6 rooms**

**Surface : 193 m²**

**Surface of the living : 34 m²**

**Surface of the land : 2645 m²**

**Year of construction : 1996**

**Exposition : Est ouest**

**View : Jardin**

**Features :**

pool, Bedroom on ground floor, double glazing, Arrosage automatique, Laundry room

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

5 parkings

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

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



### Villa 48 Uzès

R+1 villa of 190m², with swimming pool, 15 minutes from Uzès, set in a 2000m² garden. This property is offered to you EXCLUSIVELY by Maryline ALEXIS (+336.31.75.91.01) 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 10m x 4m 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. **ADVANTAGES:** - Building land, -



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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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