

**315 000 €**

**For sale house**

**3 rooms**

**Surface : 90 m²**

**Surface of the living : 56 m²**

**Surface of the land : 121 m²**

**External condition : good**

**Features :**

En pierre, double glazing

2 bedroom

1 terrace

1 shower

2 WC

**Energy class (dpe) : D**

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



### House 32 Uzès

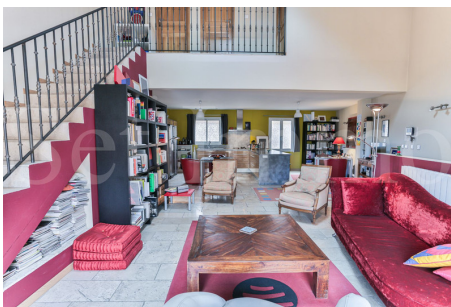
**BUILDING: APARTMENT with Terrace + WORKSHOP/Local** Sandrine TRINQUIER from the SET IMMO agency offers you an exclusive building ideally located in the heart of Collias. Close to the car parks, this property is structured as follows: - On the ground floor, a professional premises with a surface area of approximately 85 m² in ERP and - Upstairs, a dwelling, type P3, of approximately 97 m² with private access. The apartment, without work, can be rented out, or be inhabited by the operator of the activity. The establishment of this premises, if it is exploited, will allow you to realize your professional project within an attractive village all year round. A great investment! Although offered exclusively, please respect the trust of our sellers and not bother them.

**Fees and charges :**

315 000 € fees included

Document non contractuel

13/05/2024 - Prix T.T.C



SET Immo - 2 Chemin de la Paille - 30210 Collias

Tél: 06 07 13 13 75 - contact@set-immo.fr

Carte professionnelle n°3002 2022 000 000 007 - RCS 908 862 261

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