

**315 000 €**

For sale villa

5 rooms

Surface : 96 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 1245 m<sup>2</sup>

Year of construction : 2007

View : Jardin

Inner condition : good

Features :

pool, Pool house, Bedroom on ground floor, double glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

1 garage

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



### Villa 23 Garrigues-Sainte-Eulalie

Single-storey villa of approximately 100m<sup>2</sup> 15 minutes from Uzès, with garage, offered exclusively by Maryline ALEXIS (06.31.75.91.01) from 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 environment is particularly neat. Your eye will be drawn to the plants that intimidate this garden, and the possibility of isolating yourself or not on a walk on the nearby paths, which you can practice at your leisure on foot or by bike. You enter the house and there, you discover, through the glass doors of the living room, a pretty terrace, and its kitchen, which measure approximately 42 m<sup>2</sup>. Further away, a swimming pool and its pool-house. The whole life of the house is facing south. For the sleeping area, it offers three bedrooms and an office (currently a children's bedroom), a bathroom and a separate toilet. This property, habitable as it is, built in 2011 can easily be fitted out to your liking, if you want to make it more trendy. Your purchase project is for a main residence? For a seasonal rental? For a vacation home? This house can meet your expectations. MOST : - Building plot, - Amenities: bus, nursery and primary schools, market, bakery, restaurants. - single-storey house with PMR

