

**345 000 €**

**For sale villa**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 958 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : renovated**

**Features :**

double glazing, Laundry room, Portail automatique, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

26/12/2024 - Prix T.T.C



### Villa 36 Uzès

120m<sup>2</sup> villa between Nîmes and Uzès, with garage in the basement, offered EXCLUSIVELY by Maryline ALEXIS (06.31.75.91.01) of the SeT IMMO agency in Collias. The life of the house takes place on the same level and is similar to a single storey. Built in 2002, entirely restored to current tastes, it is made up of a 37m<sup>2</sup> living room with kitchen which opens onto a covered south-facing terrace.

Fees and charges :

345 000 € fees included



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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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