



House

UZES (30)

333 000 €*

* Agency fees to be paid by the seller



132 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE UZES - M BOULOGNE Loïc, offers you this charming 6-room semi-detached villa with a surface area of 132 m², ideally located 2 minutes from Uzès, which offers you an exceptional living environment. On the ground floor, you will discover a welcoming entrance leading to a spacious living room including an equipped kitchen open to its large living room with access either to the outdoor terrace or to the veranda. Two bedrooms, a bathroom, WC, a laundry room, a pantry and a garage complete this level. Upstairs, two bedrooms offer comfortable rest areas, an intimate attic office, a bathroom with WC, as well as convertible attics, add a touch of practicality to this residence. The property extends over enclosed, wooded grounds, benefiting from a heated swimming pool for moments of relaxation in complete privacy. Enjoy a clear view, not overlooked, in a peaceful environment. The installed photovoltaic panels provide an annual return of around €2,400, combining modernity and energy savings. This well-maintained villa offers considerable potential for modernization according to your preferences. Don't miss the opportunity to discover this unique property

Nombre de lots de la copropriété : 3, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 0€ soit 0€ par mois. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Loïc BOULOGNE

UZES (30700)

Agent

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AUXERRE

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 841761

Property type House

Year of construction 1984

Exposure South

View Vue dégagée, sur Jardin, sur Vignes

SURFACES

Living space 132 m²

Surface Carrez Law 132.3 m²

Living room surface 36 m²

Land surface 694 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 3

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 5

GES 5

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater pompe à chaleur

Heater bois

Kitchen américaine

Swimming-pool Yes

Interpcom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle