



## Detached house

UZES (30)

**369 000 €\***

\* Agency fees to be paid by the seller



126 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Capifrance Uzès - Loïc BOULOGNE presents this magnificent T5 home of approximately 126m<sup>2</sup>, ideally nestled near Uzès towards Nîmes, in the heart of a dynamic village offering schools and all essential amenities. This residence stands out for its remarkable construction and exemplary maintenance. Let yourself be enchanted by the charm of its landscaped garden, its generous 4.5 x 9.5 meter swimming pool, and its vast terrace area of more than 50m<sup>2</sup>. On the ground floor, you will be welcomed by a fitted and equipped kitchen with direct access to a covered terrace, a spacious living room decorated with a fireplace offering a panoramic view of several terraces and the swimming pool, as well as a sleeping area composed of 2 bedrooms, a bathroom, and toilets. Upstairs, a living room with a reading corner and a mezzanine office, a bathroom with toilet, and a charming 17m<sup>2</sup> attic bedroom await you for special moments of relaxation. The recent double-glazed joinery guarantees optimal comfort. The fully enclosed and landscaped grounds will captivate your attention with its carefully arranged relaxation area, a parking space, and a pétanque court. The annexes include an adjoining garage-workshop. This property represents a rare opportunity, offering a strategic location for quick access to Uzès and easy accessibility to Nîmes. Don't miss the opportunity to transform this place into your haven of peace! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 840899

Property type ..... Detached house

Year of construction ..... 1985

Exposure ..... S-E

View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 126 m²

Living room surface ..... 34 m²

Land surface ..... 1200 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 185

GES ..... 23

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Heater ..... bois

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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