



## Detached house

UZES (30)

**274 000 €\***

\* Agency fees to be paid by the seller



104 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Capifrance Uzès - Loïc BOULOGNE presents this charming house, to be partially modernized. In a popular village with shops and schools, it offers a privileged and peaceful living environment. This south-facing house, of approximately 103 m<sup>2</sup> of living space, seduces with its spacious living room decorated with an insert fireplace. The living room opens onto a sunny terrace all day long, offering an ideal relaxation space. An independent, fitted and equipped kitchen, as well as three bedrooms with cupboards and a large bathroom complete the package. The land, with an area of approximately 1,200 m<sup>2</sup>, is flat, wooded and located in a dominant position, creating a peaceful atmosphere. You have the possibility of installing a swimming pool there to take full advantage of the sunny days. This property has a garage, a large crawl space and attic space. Don't wait to discover it, an opportunity to seize quickly. 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](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 ..... 846499

Property type ..... Detached house

Year of construction ..... 1982

View ..... Vue dégagée, sur Village

### SURFACES

Living space ..... 104 m²

Living room surface ..... 30 m²

Land surface ..... 1200 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 216

GES ..... 49

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... fuel

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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