



House

UZES (30)

462 000 €*

* Agency fees to be paid by the seller



154 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE - Mr. BOULOGNE LOIC, presents to you: In the heart of a charming village, this elegant T6 house of 154 m² spreads out on a vast plot of land of 2700 m². In excellent condition, this 2006 house offers careful contemporary decoration, guaranteeing a modern and comfortable living environment.

The beautiful living room, with a total surface area of 74 m², consists of a fully equipped kitchen, a convivial dining room and a bright living room. The large bay windows provide direct access to the outdoor terrace, creating a harmonious fusion between interior and exterior.

Upstairs, discover three well-appointed bedrooms, including one with its private dressing room and comfortable office. The rooms are spacious, bathed in natural light and offer generous storage space. The annexes to the property include a workshop, a laundry room, a storeroom and a garage equipped with a motorized door for optimal comfort that can accommodate up to two vehicles.

Outside, enjoy an independent two-room chalet totaling 20 m², accompanied by a south-facing terrace of 24 m², equipped with a motorized blind to shelter you from the sun as much as you want. A 9x4 salt swimming pool, surrounded by a relaxation area, as well as a carport complete the exterior layout.

The enclosed grounds of 2700 m² offer a beautiful comfort area, in a quiet environment, on the edge of the forest, with a breathtaking view of the village castle.

This property represents an exceptional opportunity to live in an idyllic setting while benefiting from modern comfort. 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

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 848457

Property type House

Year of construction 2006

Exposure South

View Vue dégagée, sur Forêt, sur Jardin

SURFACES

Living space 154 m²

Land surface 2684 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Terrace 1

DPE/GES

DPE 202

GES 6

APPENDIX

Parking couvert

Parking space 3

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater granules

Heater bois

Kitchen équipée

Swimming-pool Yes



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