



## Semi-detached house

CAVILLARGUES (30)

**193 000 €\***

\* Agency fees to be paid by the seller



62 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

CAPIFRANCE UZES - M. BOULOGNE LOIC offers you exclusively: Sénoriales Cavillargues. Whether you are looking for accommodation for yourself or for a SENIOR loved one, or whether you are an investor, this house will meet your expectations. This single-storey 2-bedroom house is accessible to people with reduced mobility and benefits from comfortable amenities: furnished and equipped kitchen, a hydro-massage walk-in shower, practical dressing room, electric roller shutters with centralized control, domestic hot water by economical thermodynamic process, covered terrace and screen overlooking a private garden, private parking space. Possibility of acquiring an individual garage in addition to the price. Located in the heart of a condominium with swimming pool, living space (living room, library, TV room, activity room), very secure place. associations. You can also easily stroll through the surrounding scrubland and holm oak forests. Ready for a life change! Number of lots in the co-ownership: 47, Average annual amount of the share of charges (projected budget)(Co-ownership): €1773 or €147 per month. 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 .....	850281
Property type .....	Semi-detached house
Year of construction .....	2014
Exposure .....	E-W

### SURFACES

Living space .....	62 m²
Surface Carrez Law .....	61.4 m²
Living room surface .....	27 m²
Land surface .....	60 m²

### CONDOMINIUM INFORMATION

Condominium property .....	Yes
Condominium lots count .....	47
Condominium fees .....	148 €/mois
Share of expenses .....	1 773 €

### COMPOSITION

Number of rooms .....	3
Number of bedrooms .....	2
Number of bathrooms .....	1
Toilets count .....	1
Washrooms .....	1
Terrace .....	1

### DPE/GES

DPE .....	74
GES .....	2

### APPENDIX

Parking .....	couvert
Parking space .....	1
Videophone .....	Non

### SERVICES

Air conditioning .....	Yes
Heater .....	électricité
Heater .....	climatisation réversible
Heater .....	pompe à chaleur
Kitchen .....	aménagée
Swimming-pool .....	Yes
Intercom .....	Yes



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SAS au capital de 100.000 euros

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