

## Village house

UZES (30)

**219 000 €\***

\* Agency fees to be paid by the seller



79 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Renovation opportunity to be seized!

Near Uzès, discover this charming village house of approximately 80 m<sup>2</sup> to renovate.

On the ground floor, you will find cellars, a courtyard and a garage, offering varied development possibilities.

On the 1st floor, you will discover a kitchen of 23 m<sup>2</sup> as well as a living room of 28 m<sup>2</sup>. In addition, an independent room with WC completes this set, offering appreciable flexibility of use.

As for the 2nd floor, it is occupied by 2 bedrooms.

The attic on 2 levels offers the potential for additional surface areas, allowing various arrangements to be considered.

An adjoining garden with remains of an old building is an additional asset, offering many possibilities for creating a pleasant outdoor space.

Don't miss this unique opportunity to transform this house into a residence full of character! Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe G

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!



**Nathalie CALLE**

**UZES (30700)**

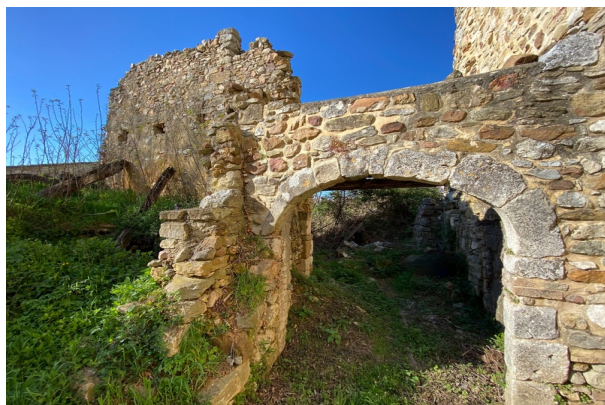
Agent

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Courts service city : NIMES

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851312

Property type ..... Village house

Year of construction ..... 1850

Exposure ..... South

View ..... Vue sur Village

### SURFACES

Living space ..... 79 m²

Living room surface ..... 28 m²

Land surface ..... 299 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 442

GES ..... 13

### APPENDIX

Videophone ..... Non



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