



PIERRES DU GARD  
Agence Immobilière

☎ 04 66 37 65 65

✉ info@pierresdugard.com

318 000 €

**For sale villa**

**3 rooms**

**Surface : 80 m<sup>2</sup>**

**Land size : 250 m<sup>2</sup>**

**Year of construction : 2014**

**Aspect : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Roof : Tiling**

**Features :**

Alarm, Maison de plain pied, Double Glazing, pool, Portail automatique, Bedroom on ground floor

2 bedrooms

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

29/04/2024 - Prix T.T.C



### Villa Uzès

Maintenance-free, ideal retirement! Charming single-storey villa in perfect condition for sale just 10 minutes walk from Uzès town center. Built in 2014, this house offers 80 m<sup>2</sup> of living space, on a fully fenced plot of 250 m<sup>2</sup>. The property offers two bedrooms, a bathroom with walk-in shower, its living room opening onto a fully equipped American kitchen and its large 36 m<sup>2</sup> terrace with bio-climatic pergolas facing south. The interior condition as well as the exterior is excellent. To cool off during our mild summer, you will find a completely secure swimming pool. Visit by appointment. Contact FIRST NAME your real estate advisor in Uzès on 06 07 08 09 09 .

Fees and charges :

318 000 € fees included

Ref. : 245V2581M - #mandat n°712-23



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