



PIERRES DU GARD  
Agence Immobilière

☎ 04 66 37 65 65

✉ info@pierresdugard.com

361 000 €

For sale villa

6 rooms

Surface : 131 m<sup>2</sup>

Living room size : 36 m<sup>2</sup>

Land size : 1220 m<sup>2</sup>

Year of construction : 1970

Aspect : Est

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : good

Roof : Tiling

Features :

Avec vue, Laundry room, Bedroom on ground floor

4 bedrooms

2 terraces

1 bathroom

1 shower

1 WC

2 garages

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

30/04/2024 - Prix T.T.C



### Villa Laudun-l'Ardoise

A villa just 18 km from Uzès and 8 km from Bagnols-sur-Cèze in a very popular village in the region. This villa in R+1 has a living area of 131.2 m<sup>2</sup> on a plot of 2650 m<sup>2</sup> which can be built and built. On the ground floor A spacious bright living room of 36 m<sup>2</sup> opening onto a terrace, a fitted kitchen, 2 laundry rooms, 1 bathroom, 3 bedrooms and a garage adjoining the kitchen. Upstairs, you will find 1 bedroom with an exceptional view as well as an office. At the heart of this set is a magnificent garden with a second garage of 50.2 m<sup>2</sup>, a superb view of the Ventoux. Beautiful exhibition excellently maintained and well equipped. Contact your adviser on: 06 28 52 66 16

Fees and charges :

361 000 € fees included

Ref. : 245V2563M - #mandat n°684-23



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