



PIERRES DU GARD  
Agence Immobilière

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✉ info@pierresdugard.com

418 000 €

For sale villa

5 rooms

Surface : 102 m<sup>2</sup>

Living room size : 42 m<sup>2</sup>

Land size : 750 m<sup>2</sup>

Year of construction : 2012

Aspect : Plein sud

View : Campagne

Hot water : Electrique

Inner condition : New

External condition : Exceptionnel

Roof : Tiling

Features :

Avec vue, Maison de plain pied, Double Glazing, pool, Bedroom on ground floor

3 bedrooms

1 terrace

1 bathroom

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

22/10/2024 - Prix T.T.C



### Villa Uzès

Want to live in a luxury villa in the heart of the Uzès district? This magnificent 102 m<sup>2</sup> residence, in perfect new condition, offers an exceptional living environment. Built in 2012 on a plot of 750 m<sup>2</sup>, it has a bright 42 m<sup>2</sup> living room facing south with a view of the surrounding countryside. This single-storey family villa offers three bedrooms, a bathroom, a shower room, a toilet and a terrace. The kitchen is equipped and the heating is provided by reversible air conditioning. The property also has incomparable comfort thanks to its swimming pool, double glazing and two parking spaces. Find out more about this rare gem, detached and connected to the mains drainage. Its location and services make it an offer not to be missed.

Fees and charges :

418 000 € fees included

Ref. : 245V2611M - #mandat n°764-24



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