

320 000 €

Contact agency  
**IMMOCAB CEVENNES**

12 rue Balore  
30100 Alès

04 66 54 56 47 / contact@immocab.com

For sale mas

4 rooms

Surface : 106 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 5800 m<sup>2</sup>

Exposition : Sud est

View : Campagne

Hot water : Fuel

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Stove, stones, double glazing, Outbuilding,  
Forage ou source

2 bedroom

1 terrace

1 shower

1 WC

3 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

11/05/2024 - Prix T.T.C



### Mas 645 Anduze

ANDUZE. Charm and authenticity for this Gardon stone farmhouse near the river with strong development potential. Built on a plot of 5800 m<sup>2</sup> flat and decorated with a borehole, it offers a building in 2 parts. The main part of 106m<sup>2</sup> habitable has on the ground floor, a living room and a large family kitchen. Upstairs, 2 large bedrooms, a bathroom and a toilet. The second adjoining part is in the state of unfinished structural work offering 73m<sup>2</sup>. Outside, an old building offering 3 garages nearby of about 60m<sup>2</sup> useful. This property can respond to different life projects such as a holiday residence or a home project. To discover absolutely!

Fees and charges :

320 000 € fees included

