## 199 000 €

## Contact agency IMMOCAB CEVENNES

12 rue Balore 30100 Alès

04 66 54 56 47 / contact@immocab.com

For sale villa 3 rooms Surface : 80 m²

Surface of the living :  $36 \text{ m}^2$ Surface of the land :  $624 \text{ m}^2$ Year of construction : 1987

Exposition: Sud
View: Campagne
Hot water: Electrique
Inner condition: GOOD
Couverture: tiling

## Features:

fireplace leads, Laundry room, double glazing, Outbuilding

2 bedroom

1 terrace

1 show er

1 WC

1 garage

Energy class (dpe): D

Emission of greenhouse gases (ges) :  $\mathsf{A}$ 

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## Villa 697 Anduze

NEAR ANDUZE. Village first amenities. On a closed and wooded plot of 624m<sup>2</sup>. Villa from 1987 with a living area of 80m<sup>2</sup> plus 1 room that can be converted into 20m<sup>2</sup> on the upper garden level with a large shaded terrace. On the lower garden level: Garage and Workshop of 80m<sup>2</sup>. Near village.

Fees and charges:

199 000 € fees included





