

290 000 €

**Contact agency**

**Agence Pierres du Gard**

Bâtiment Europa ZAC Pont des Charrettes

30700 Uzès

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**For sale house**

**4 rooms**

**Surface : 154 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

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

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Avec vue, fireplace, double glazing

3 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

09/05/2024 - Prix T.T.C



### House 744-24 Montfrin

Come and discover this charming village house located in the South East district of Uzès. Offering a layout on 3 levels, this 154 m<sup>2</sup> residence offers a 35 m<sup>2</sup> living room facing East-West, bathed in light. Complete with an equipped kitchen, it combines comfort and functionality. On the night side, it has 2 bedrooms, 2 bathrooms and 2 toilets. Its general condition is good but plan for some refreshments. Its city view, its fireplace and its double glazing make it an exceptional property. Also enjoy its 3 terraces and its cellar. Finishes: electric heating and electric hot water. Sewerage sanitation. Note that the house is terraced on two sides and was built in 1950. Do not hesitate to contact us for more information. Montfrin, located in the heart of Provence, offers significant charms for buying a real estate house. Its Mediterranean climate, its picturesque landscapes of vineyards and olive trees and its proximity to Avignon make it an ideal location for those looking for a primary or secondary residence. The local architecture, marked by traditional stones, brings added value to real estate. Montfrin also offers diverse properties, from apartments to farmhouses, of different sizes and budgets. The tranquility of its residential neighborhoods, combined with local amenities such as schools and shops, make Montfrin a wise choice for a real estate investment. Finally, its good demographic and economic health ensures a certain stability of the local real estate market.

