

**418 000 €**

**Contact agency**

**Diane Immobilier**

9, rue Guizot

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**For sale villa**

**5 rooms**

**Surface : 130 m²**

**Surface of the living : 45 m²**

**Surface of the land : 5000 m²**

**Year of construction : 1982**

**View : Campagne**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Mezzanine office, COMBLES

AMENAGEABLES, parefeuilles aux sols, 2

Cheminées avec insert, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

15/06/2025 - Prix T.T.C



### Villa 2733 Nîmes

On the heights of the Uzès road, in a heavenly environment, single storey villa (+ mezzanine office) offering 3 bedrooms, a spacious living room with fireplace plus an adjoining more intimate fire area... The 5,000 m² plot offers you a green setting and real independence (possibility of building a swimming pool) The capitelle, the pine forest and the shaded terraces give a MAZET spirit just a few minutes from the city. A platform in the attic of approximately 50 m² with 3 windows and access to a solarium allows for additional development. Some work to be planned such as replacing an existing heat pump, bringing the electrical installation up to standard.

**Fees and charges :**

418 000 € fees included

