

546 000 €

Contact agency

SET Immo

2 Chemin de la Paille

30210 Collias

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For sale house

5 rooms

Surface : 140 m²

Surface of the living : 25 m²

Surface of the land : 80 m²

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

Features :

En pierre, Bedroom on ground floor, double glazing

4 bedroom

2 showers

4 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/05/2025 - Prix T.T.C



## House 44 Uzès

8 minutes from Uzès, in the village of Collias, Sandrine TRINQUIER, manager of the SeT Immo agency in Collias, offers this property. A beautiful 19th-century stone house with approximately 140 m² of living space on two levels, complemented by a 100 m² outbuilding and a lush courtyard. 360° video tours are available on our website set-immo.com. At the end of a cul-de-sac, this welcoming family home underwent renovations between 2022 and 2023. Relics of the past have been brought into the present: cement tiles, a central staircase with an ornate banister, and generous volumes. Brightness is provided by large west- and south-facing windows. All-season comfort is provided by reversible air conditioning throughout the house and updated insulation. On the ground floor, the large entrance hall leads to a bright master bedroom with a shower room on the left. To the right, the open-plan kitchen/diner (approximately 18 m²) leads to the living room (approximately 25 m²). The entire space opens onto the approximately 80 m² courtyard and its ornamental pond. There is also a guest toilet on this level. The first floor offers three bedrooms (14 m², 18 m², and 13 m²), a shower room, an office area, and a separate toilet. The advantages of this property: - Its location in the heart of a vibrant village with shops open year-round. - A village with attractions in the Gardon region (canoeing, paddleboarding, swimming). - Surrounded by nature. - Quiet house. - A shed providing parking. - The house is equipped with

