

**997 000 €**

**Contact agency**

**SET Immo**

2 Chemin de la Paille

30210 Collias

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**For sale luxury property**

**6 rooms**

**Surface : 220 m²**

**Surface of the living : 110 m²**

**Surface of the land : 874 m²**

**Year of construction : 2015**

**Exposition : Sud est**

**View : Dégagée**

**Inner condition : excellent**

**External condition : exceptional**

**Features :**

POOL, pool house, Photovoltaic, wood stove, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, AIR CONDITIONING, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

2 parkings

2 cellars

**Energy class (dpe) : B**

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

Document non contractuel

14/06/2025 - Prix T.T.C



### Luxury property 57 Uzès

A 220 m² split-level villa near Uzès . This property is presented to you by Sandrine TRINQUIER (06.07;13.13;75) from the SeT Immo Agency. From the moment you enter, your gaze is drawn to the horizon: at the end of the 110m² living room , large retractable windows offer a commanding view of the surrounding landscapes . Thanks to all the openings cleverly fitted with adjustable slatted shutters (home automation), the living space benefits from controlled brightness throughout the seasons . The whole is equipped with ducted air conditioning as well as a wood stove . On this level there is also a master bedroom with its bathroom and dressing room . A laundry room, toilet and another shower room complete the space. The garden level has 3 bedrooms and a space converted into a home cinema. A garage is attached to the house. Outside, a garden which extends into a swimming pool area fitted with a pool house and a summer kitchen, with a panoramic view of nature. The pros: - A panoramic view that catches you as soon as you enter - A living room of exceptional dimensions - Choice of quality materials in construction and fittings - The roller shutters are electric and bioclimatic. - Photovoltaic installation for self-consumption and resale. - Visible energy reflection - Single-story villa - Low-energy villa: meets RT2012 standards - Appreciable and comfortable land area. - Walks or bike rides outside the house

Fees and charges :

