

472 500 €

Contact agency  
Terra Transaction

3 Place du monument aux morts  
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For sale house

7 rooms

Surface : 147 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Surface of the land : 1718 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

Bedroom on ground floor, double glazing,  
CALM

4 bedroom

1 terrace

2 bathrooms

2 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A



### House 092 Uzès

3 km from UZES. Countryside area, quiet but not isolated. Beautiful property complex of 147m<sup>2</sup>, consisting of 2 dwellings with initial part from the 70s isolated from the outside and extension in 2022. Single-storey house comprising: hall, living room/dining room/kitchen of 39m<sup>2</sup>, 2 bedrooms, shower room and wc. Heating with 12kv pellet stove. House with floor comprising: living room, kitchen area (not equipped), bathroom (shower and bath), 2 bedrooms upstairs, dressing room. Air to air heat pump. The set is located on a pretty plot of 1718m<sup>2</sup> decorated with 28 olive trees and 2 magnificent hackberries. Above ground pool. Septic tank (to be reviewed). The 2 houses communicate with each other, but can be separate as desired. Ideal family project or seasonal rental property. Energy consumption: 90 kw/m<sup>2</sup>/year. Greenhouse gas emissions: 2 Co<sub>2</sub>/m<sup>2</sup>/year Date of diagnosis 03/27/2023. The fees are the responsibility of the seller Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :  
472 500 € fees included

Document non contractuel

