

504 000 €

Contact agency

SET Immo

2 Chemin de la Paille

30210 Collias

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For sale villa

6 rooms

Surface : 193 m²

Surface of the living : 34 m²

Surface of the land : 2645 m²

Year of construction : 1996

Exposition : Est ouest

View : Jardin

Features :

POOL, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

5 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C

Villa 30 Uzès

R+1 villa of 190m², with swimming pool, 15 minutes from Uzès, set in a 2000m² garden. This property is offered to you EXCLUSIVELY by Maryline ALEXIS (+336.31.75.91.01) of the SeT IMMO agency in Collias. When you arrive you will have the feeling of being in front of a very simple little house. But you will not fail to notice that the street is without nuisance and that the environment is particularly well-kept. Your eye will be drawn to a farmhouse at the end of the street and then...the countryside as far as the eye can see with paths that you can enjoy at your leisure on foot or by bike. You enter the house and there you discover, through the glass doors of the living room, the extent and depth of the wooded and maintained garden of 2000m². A 10m x 4m pool, in perfect condition, enhances the property. The entire life of the house is oriented South and West. The unobstructed view makes this villa very bright. The kitchen, the 30 m² living room and one of the bedrooms open onto the outside. This property, habitable as is, built in 1992, can easily be fitted out to your taste, if you wish to make it more trendy. Is your purchasing plan for a primary residence? For a seasonal rental? For a vacation home? This house can meet your expectations. ADVANTAGES: - Building land, - Amenities: bus, nursery and primary schools, market, bakery, restaurants. - 75m² of surface area in the Basement, including garage, and a cherry on the cake ;-)

- For seasonal rental: The location of this property is sought after for a stay at all

