

**415 000 €**

**Contact agency**

**Agence Pierres du Gard**

Bâtiment Europa ZAC Pont des Charrettes

30700 Uzès

06 40 18 97 91 / info@pierresdugard.com

**For sale stone house**

**7 rooms**

**Surface : 150 m²**

**Surface of the living : 30 m²**

**Surface of the land : 20000 m²**

**Year of construction : avant 1949**

**Exposition : Sud sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

Avec vue, stone house, fireplace, POOL, Laundry room, Bedroom on ground floor

5 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### Stone house 698/23 Uzès

Uzes, Ales, Bagnols This very old Stone House full of charm on 2 ha of meadow. Completely renovated with a living area of 150 m2 on the ground floor and one floor. Today Comfortable holiday home including: Living room dining room with fireplace, fitted kitchen overlooking the garden, wc, bathroom, still in the DRC, a corridor 2 bedrooms as well as a beautiful shower room and wc, a cellar laundry room, and a large garage with electric door. upstairs 3 beautiful bedrooms. Heating and electric water. Outside, beautiful swimming pool and greenery areas bathed in shade and sun according to the hours of the day. Swimming pool, BBC, 2 wooden chalets, a converted outbuilding Very quiet, not overlooked, no immediate neighborhood, but not isolated from the village Immediate amenities 3 km Atypical and rare this small Mas is ideal for lovers of nature, calm and owner of horses or animals. Your advisor / Christian on 0640189791

Fees and charges :

415 000 € fees included

