

**Price on request**

Contact agency

**IMMOCAB CEVENNES**

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**For sale villa**

**10 rooms**

**Surface : 240 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 1100 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Portail elec, Compteur edf indiv, AIR

CONDITIONING, Volets R E, nets, double glazing, Compteur eau indiv, Outbuilding

6 bedroom

3 terraces

3 show ers

3 WC

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

04/02/2026 - Prix T.T.C



### **Villa 641 Alès**

ALES. Residential neighborhood. Villa built in 1973 on a 1100m<sup>2</sup> plot of land. On the ground floor: 2 currently rented apartments, one P2 (60m<sup>2</sup>) and one P3 (80m<sup>2</sup>). Monthly income of 1290 euros. On the first floor: an apartment of 116m<sup>2</sup> including a fully equipped kitchen, a pantry, a living-dining room, 2 bedrooms, an office, a shower room, and a toilet. Many possibilities. Investors, professionals, private individuals. A must-see without delay.

**Fees and charges :**

