## 364 000 €

Contact agency ANDUZE Point I 7 bis Avenue Rollin 30140 Anduze 04 66 61 66 69 / contact@anduze-immo.com

For sale ideal investor 12 rooms Surface : 190 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup> Surface of the land : 20 m<sup>2</sup> Exposition : Est ouest View : Dégagée Hot w ater : Solaire Inner condition : GOOD External condition : GOOD Couverture : tiling

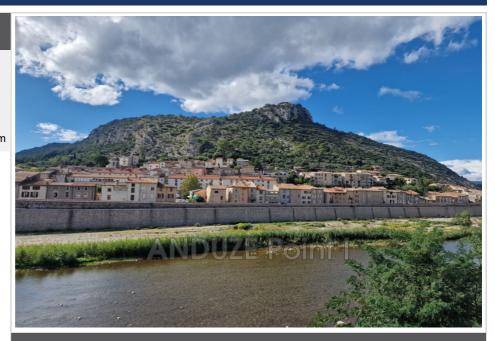
## Features :

fireplace, double glazing, Laundry room 6 bedroom 3 terraces 1 bathroom 3 show ers 4 WC 2 garage

Energy class (dpe) : C Emission of greenhouse gases (ges) : C

Document non contractuel 04/05/2025 - Prix T.T.C





## Ideal investor 3031 Anduze

Dear investor, this house located in the village of Anduze is a real treasure, with its main house and its three gîtes spread over two levels. Its East-West location and its large bay windows provide natural light all day long. The amenities include a heat pump heating system, solar hot water, fireplace, double glazing, laundry room and mains drainage. The house is semi-detached on one side, ideal for beautiful privacy. Come and discover this great opportunity! Anduze, nicknamed "the gateway to the Cévennes", is a charming French town located in the south of the country, in the Gard department. Known for its rich history, it is distinguished in particular by its magnificent botanical garden, "La Bambouseraie", which enchants nature lovers. The town is also famous for its pottery, which it has been producing since ancient times. Price: €364,000 including tax Contact: Katie Ribot 0615391828 ribot.immoanduze@gmail.com

364 000 € fees included



