

399 000 €

Contact agency

SET Immo

2 Chemin de la Paille

30210 Collias

06 07 13 13 75 / ventes2@set-immo.fr

For sale villa

4 rooms

Surface : 104 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 1966 m<sup>2</sup>

Year of construction : 1992

Exposition : Est ouest

View : Jardin

Hot water : Individuel

Features :

Environnement : Nature, ..., Transport : Oui,

Proximité : Nature, ..., single floor, Wooded,

Détail piscine : 4x10, Nature piscine : ...,

POOL

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

19/10/2024 - Prix T.T.C



### Villa 43 Garrigues-Sainte-Eulalie

Single storey villa of 104m<sup>2</sup> 15 minutes from Uzès, with garage in the basement, offered EXCLUSIVELY by Maryline ALEXIS (06.31.75.91.01) 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 2000m<sup>2</sup>. A 10x4 salt 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 m<sup>2</sup> 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. MOST : - Building plot, - Amenities: bus, nursery and primary schools, market, bakery, restaurants. - 75m<sup>2</sup> 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 stays at all times of the year. Agency fees payable by

