

270 000 €

Contact agency  
**IMMO CAB CEVENNES**

12 rue Balore  
30100 Alès

04 66 54 56 47 / contact@immocab.com

For sale villa

4 rooms

Surface : 85 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 675 m<sup>2</sup>

Year of construction : 1996

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

Aluminum shutters, Fibre, AIR  
CONDITIONING, intercom, Elect portal,  
double glazing, Récup de pluvial,  
Outbuilding

3 bedroom

2 terraces

1 shower

1 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

04/04/2025 - Prix T.T.C



### Villa 742 Saint-Christol-lès-Alès

SOUTH ALES. Village with all amenities. Single-story villa built in 1996 on a fenced and wooded plot of 675m<sup>2</sup>. Equipped kitchen opening onto a living room (40m<sup>2</sup>), 3 bedrooms, 1 bathroom, 1 toilet. Garage with mezzanine storage. 2 terraces, including 1 covered. Perfect general condition. Quality fittings. All shops within walking distance. Visit without delay.

Fees and charges :

270 000 € fees included

