### 750 000 €

# Contact agency Styles

10 place vendôme 75001 Paris +33 (0) 952 346 611 / stylesimmobilier@gmail.com

For sale house

6 rooms

Surface: 161 m<sup>2</sup>

Surface of the land: 2500 m<sup>2</sup> Year of construction: 1970

**Exposition**: Sud **View**: Jardin

Hot w ater : ⊟ectrique

**Inner condition**: to modernize **External condition**: GOOD

Couverture: tiling

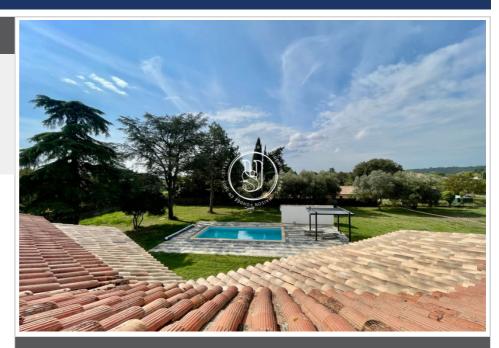
#### Features:

POOL, AIR CONDITIONING, Wood Stove, double glazing

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 show er
- 2 WC
- 1 garage
- 2 parkings
- 1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): F



## House 3888 Uzès

At the gates of Uzès, nestles a 160 sqm villa facing south. It just needs to be modernized and that's it! The basis of this house is there. (Garden, swimming pool, garage..). Its asset, the brightness! It consists of a large living room with a wood stove, a dining area with integrated kitchen. All opening onto the covered terrace and the pool area with its arbor. Two bedrooms, a bathroom, a master suite and on the 2nd floor, a very cozy office space. Also a room in the basement that can be used as a children's area, home cinema or bedroom. A cellar, a garage. 2500 sqm of garden with borehole and 10X4 swimming pool. To see very quickly!

### Fees and charges :

750 000 € agency fees 5,00% à the responsibility of the buyer included





