

315 000 €

Contact agency

ANDUZE Point I

7 bis Avenue Rollin

30140 Anduze

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For sale house

6 rooms

Surface : 118 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Surface of the land : 2200 m<sup>2</sup>

Year of construction : 1977

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

4 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : F



### House 3032 Anduze

Ideally located on the heights of Anduze, charming detached house of 118 m<sup>2</sup> habitable with 120 m<sup>2</sup> of annexes, composed of four bedrooms, it also benefits from a beautiful living room of 37 m<sup>2</sup> and a fully equipped independent kitchen. Oil heating and electric hot water are there. The sanitation is collective. Embellished with a terrace for sunny days, it is located on a plot of 2200 m<sup>2</sup>. The interior condition requires a refresh to reveal its full potential. Come and discover it! Price: €315,000 including tax Contact: Katie Ribot 0615391828

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Fees and charges :

315 000 € fees included

Document non contractuel

13/03/2025 - Prix T.T.C

