

598 000 €

Contact agency

SET Immo

2 Chemin de la Paille

30210 Collias

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For sale house

5 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 80 m<sup>2</sup>

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

Features :

En pierre, Bedroom on ground floor, double glazing

4 bedroom

2 showers

4 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/11/2024 - Prix T.T.C



## House 44 Collias

OPPORTUNITY: 8 minutes from Uzès, it is in the popular village of Collias that Sandrine TRINQUIER, manager of the SeT Immo agency in Collias, offers you this property close to all amenities, at the end of a dead end. Very beautiful stone house of approximately 140 m<sup>2</sup> of living space on 2 levels, completed by an outbuilding of 100 m<sup>2</sup> on the ground, with its green courtyard. 360° visios on our site set-immo.com. This warm family home, renovated between 2022 and 2023, seduces with its undeniable charm, with its beautiful floors, its cement tiled entrance, its beautiful volumes and its staircase. The large entrance hall serves on the left a bright master bedroom and on the right the semi-open kitchen/diner (approximately 18 m<sup>2</sup>) on the bright living room of approximately 25 m<sup>2</sup> with air conditioning. This living room gives access to the courtyard through a bay window. There are also toilets on this level. The second floor offers three large bedrooms with fitted wardrobes (17 m<sup>2</sup>, 18 m<sup>2</sup> and 13 m<sup>2</sup>), a bathroom, a private shower room, a dressing room/linen room and a toilet. The top floor, with its comfortable ceiling height, currently consists of a bedroom, a dressing room, two very bright offices that can also be used as additional bedrooms (20 m<sup>2</sup> and 13 m<sup>2</sup>), and a bathroom that has retained its period charm. The property also includes a 36 m<sup>2</sup> garage with motorized gate, a cellar, a laundry room, and various storage spaces, all on the garden level. The house is equipped with double glazing, town gas

