

445 000 €

**Buying bergerie**

**5 rooms**

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

**Surface of the living : 30 m<sup>2</sup>**

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

**Year of construction : 1800**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Bassin 4X3, Local rangement, Fireplace,  
Double Glazing

3 bedrooms

1 terrace

2 showers

2 WC

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

19/04/2024 - Prix T.T.C



## Bergerie 3509 Uzès

In a beautiful village located 15 minutes from Uzès, pretty house with character... Full of charm, this house offers more than 140 sqm of living space and opens onto a beautiful living room with an open-plan fitted family kitchen and adjoining sitting area with fireplace. Also on this first level - all open onto the courtyard - are two bedrooms, an Italian shower room with a toilet. On the first floor, a large sitting room with lovely views, a large bedroom, an office area and a shower room with toilet. A superb inner courtyard planted with many roses and various species, a workshop for storage (independent bedroom possible) and a 4 x 3 pool complete the property. The terrace, covered by its old wisteria, is a real highlight. Calm and serenity are certainly the order of the day. More than charming, rare, to visit without delay.

Fees and charges :

445 000 € fees included

