

# ANDUZE POINT I

25 ans d'expérience

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contact@anduze-immo.com

364 000 €

Buying idéal investisseur

12 rooms

Surface : 190 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 20 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Solaire

Inner condition : good

External condition : good

Couverture : tiles

Features :

fireplace, double glazing, Buanderie

6 bedroom

3 terraces

1 bathroom

3 showers

4 WC

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

ref. 790V450M

Document non contractuel

22/10/2024 - Prix T.T.C



## Idéal investisseur - mandate 3031 Anduze

Dear investor, this house located in the village of Anduze is a real treasure, with its main house and its three gîtes spread over two levels. Its East-West location and its large bay windows provide natural light all day long. The amenities include a heat pump heating system, solar hot water, fireplace, double glazing, laundry room and mains drainage. The house is semi-detached on one side, ideal for beautiful privacy. Come and discover this great opportunity! Anduze, nicknamed 'the gateway to the Cévennes', is a charming French town located in the south of the country, in the Gard department. Known for its rich history, it is distinguished in particular by its magnificent botanical garden, 'La Bambouseraie', which enchants nature lovers. The town is also famous for its pottery, which it has been producing since ancient times. Price: €364,000 including tax Contact: Katie Ribot 0615391828 ribot.immoanduze@gmail.com

Fees and charges :

364 000 € fees included



ANDUZE Point I - 7 bis Avenue Rollin - 30140 Anduze

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