

ANDUZE POINT I

25 ans d'expérience

Tél. +33 (0)4 66 61 66 69
contact@anduze-immo.com

Price on request

Buying mas

4 rooms

Surface : 135 m²

Surface of the living : 52 m²

Surface of the land : 6500 m²

Year of construction : 1989

Exposition : Sud ouest

View : Campagne

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

fireplace, Bedroom on ground floor, double glazing, Buanderie, calm

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

ref. 790V476M

Document non contractuel
29/11/2025 - Prix T.T.C



Mas - mandate 3063 Gémérargues

We invite you to discover this stunningly renovated home, offering a warm living space bathed in natural light. This house features two bedrooms, a bathroom, a functional walk-in closet, and a large laundry room (which can be divided to create a third bedroom). Added to this, a 30 m² extension is available, ready to be converted into an independent living space for added convenience. Many premium features will charm you, such as underfloor heating comfort, an efficient thermodynamic water heater, sturdy aluminum shutters, and a double garage with an automated door for enhanced security. You will also be captivated by the expansive 6100 m² land, enriched by a natural spring and a truffle orchard, offering breathtaking panoramic views of the surrounding hills. Price €416,000 including agency fees Contact: Katie RIBOT 06 15 39 18 28 ribot.immoanduze@gmail.com Fees and charges :



ANDUZE Point I - 7 bis Avenue Rollin - 30140 Anduze

04 66 61 66 69 - contact@anduze-immo.com - www.anduze-immo.com

RCS 752698522 - Code NAF 6831Z - SIRET 75269852200014 - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel - Barème des prix disponible sur notre site internet