

ANDUZE POINT I

25 ans d'expérience

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

395 000 €

Buying mas

5 rooms

Surface : 170 m²

Surface of the living : 49 m²

Surface of the land : 60 m²

Exposition : Sud est

View : Campagne

Hot water : Thermodynamique

Inner condition : good

External condition : Rénové

Couverture : tiles

Features :

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

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

ref. 790V397M

Document non contractuel

17/05/2025 - Prix T.T.C



Mas - mandate 2970 Saint-Christol-lès-Alès

Exclusivity, Montmoirac located 5 minutes from Ales in a place full of tranquility without straying from amenities, come and discover this charming farmhouse renovated with high quality materials and great taste. It offers upstairs a very beautiful bright living room of around 50 m², a relaxation area of 21 m², the sleeping area consists of 3 bedrooms including a master suite with shower room and dressing room, a bathroom and a toilet. On the ground floor a studio of around 20 m² with shower room and direct access to the outside, laundry room of around 18 m². Outdoor course with traditional swimming pool and summer kitchen of around 50 m². On the technical side, heating by ducted heat pump with day and night timer, thermo dynamic cumulus, aluminum joinery, heat pump for the swimming pool which will have to be installed, new roof. Only the 36 m² garage will remain to be renovated. Price: €416,000 ISP Contact

Fees and charges :

395 000 € fees included



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