



STYLES  
IMMOBILIER - PARIS

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527 000 €

**Buying building**

**8 rooms**

**Surface : 179 m<sup>2</sup>**

**View :** Jardin

**Building condition :** Good

**Features :**

Climatisation, Parking

3 bedrooms

1 terrace

2 show ers

3 WC

3 parkings

1 cellar

**Energy class (dpe) :** E

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



**Building 3702 Uzès**

Building sold to let, located within walking distance of the historic centre and within easy reach of shops. This restored property is currently let as: -61.41m<sup>2</sup> ground floor shop opening onto a beautiful garden and terrace. ECD: 484 kWh/m<sup>2</sup>/year and 13 kg CO<sub>2</sub>/m<sup>2</sup>/year an 88.13m<sup>2</sup>, air-conditioned 4-room flat on the first floor, comprising a lounge, dining room, kitchen, bedroom and shower room. ECD: 282 kWh/m<sup>2</sup>/year and 59 kg CO<sub>2</sub>/m<sup>2</sup>/year. an attractive 26.50m<sup>2</sup> studio apartment on the top floor, air-conditioned. DPE caretaker's house: 184 kWh/m<sup>2</sup>/year and 5 kg CO<sub>2</sub>/m<sup>2</sup>/year A cellar, parking spaces and a garden complete the property. A great investment with no work required, at a number 1 address. Approx. 2,000 euros monthly income. Rare in the centre of Uzès.

Fees and charges :

527 000 € fees included

Document non contractuel

08/09/2024 - Prix T.T.C

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