



# Immocab Cévennes

www.immocab.com

ALÈS

04 66 54 56 47

126 000 €

For sale townhouse

5 rooms

Surface : 74 m²

Surface of the living : 26 m²

Surface of the land : 317 m²

Year of construction : 1939

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Poêle granules, stones, double glazing, outbuildings

3 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

14/06/2025 - Prix T.T.C

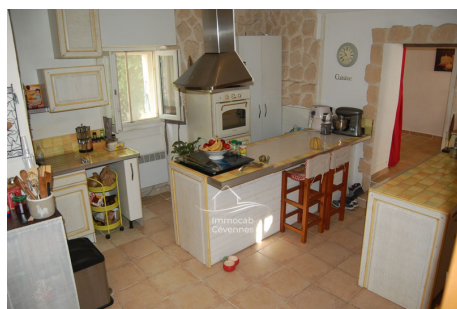


## Townhouse 751 La Grand-Combe

Just a quarter of an hour's drive from Alès, nestles in the heart of a village brimming with amenities, this charming townhouse. Its adjoining garden offers a 317 m² green space that you can shape as you wish. The ground floor consists of converted outbuildings offering a surface area of 54 m². The upper floor is organized around a hallway leading to a 25 m² living room, heated by a pellet stove. A separate fitted kitchen, a bedroom, and a toilet complete this level. The second floor boasts a master bedroom with its own bathroom and toilet. The icing on the cake is a terrace to enjoy the fresh air. The garden, accessible by car, has a parking space for your vehicle. This house is the dream purchase for first-time buyers. Information on the risks to which this property is exposed is available on the Géorisques website.

Fees and charges :

126 000 € fees included



IMMO CAB CEVENNES - 12 rue Balore, 30100 Alès

04 66 54 56 47 - contact@immocab.com - www.immocab.com

RCS 809075104 Nîmes - Code NAF 6831Z. - SIRET 80907510400012 - Garantie financière : GALIAN, 120000 €

Document non contractuel - Barème des prix disponible sur notre site internet