

New 2 bed villa 69 m with garden of 25 m and private parking in a quiet area of romain town Nîmes.



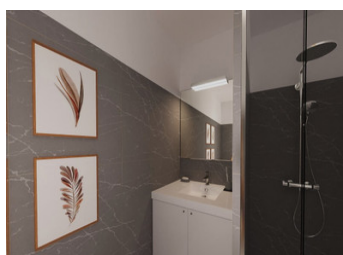
## INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	25 m2

## IN BRIEF

A new residential project of 35 house (with 2bed and 3bed options), each with outside space and parking spot. Should be ready in June 2023.

3 km from this historic centre in the Mediterranean environment. The commercial areas are available within a few minutes. All school facilities, from nursery to high school, are within walking distance.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This 2 bed villa in 2 levels will consist on the ground floor kitchen/dining room (11,6 m<sup>2</sup>), bathroom, separate toilet and living room (14,3 m<sup>2</sup>) opening to the terrace and private garde (25 m<sup>2</sup>). On the 1st floor are 2 bedrooms (14 and 13 m<sup>2</sup>), 2nd bathroom and separate toilet. 2 parking spots are available.

Nîmes is a dynamic city which is developing economically and modernizing.

Between the sea and the mountains, the city still attracts tourists thanks to its monuments, heritage, history and cultural events (Arenas of Nîmes, the Maison Carrée, the Tour Magne, the Aqueduct of Nîmes, the Cathedral of Notre Dame and Saint Castor, Sainte Eugénie chapel, Museum of Fine Arts etc.).

Nîmes, a city where life is good, 372 hectares of green spaces (historic gardens of La Fontaine, sports area of La Bastide, garden of the Oratory, etc.) and 1,000 hectares of forest. It has been elected "Floral City", "WHO Health City" (health and quality of urban life), as well as "Child Friendly City" (actions and projects in favour of children).

Nîmes is a city in the south of France, close to Montpellier (1h), Avignon (50min), but also Marseille (1h30), 3 hours from Paris by TGV, 20 minutes by car from the airport of Nîmes-Garons.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES