

3 bed Provencal villa with garden and pool in village with shops, close to the Pont du Gard, 15 km from Uzès..



## INFORMATION

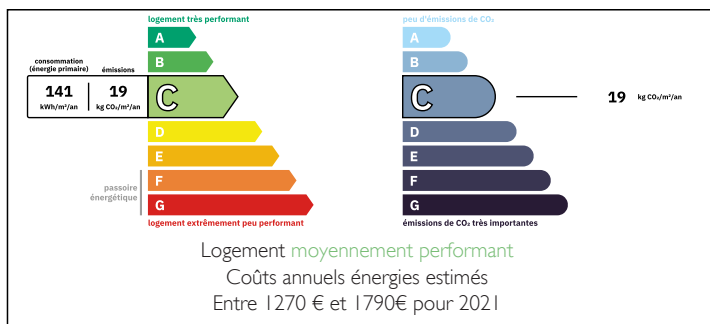
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	1036 m2



## IN BRIEF

In charming village near historical Pont du Gard is situation this very comfortable, peaceful and secluded villa on two levels, located in nice village with local shop, bakery, post office, bar, pharmacy and restaurant (all in walking distance), surrounded by vineyards, 15 km from Uzès and 25 km from Avignon or 30 km from Nîmes with connections to the airports & TGV stations.

## ENERGY - DPE



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

The property offers, on the ground floor:

- entrance hall (9 m<sup>2</sup>)
- fully equipped kitchen open to the dining room (32 m<sup>2</sup>)
- living room (23 m<sup>2</sup>) with wood burner, opening to the terrace overlooking the garden with swimming pool
- laundry room (2,5 m<sup>2</sup>)
- 2 bedrooms with in built wardrobes (11 and 13 m<sup>2</sup>)
- bathroom with shower
- WC
- very spacious garage (30 m<sup>2</sup>)

On the 1st floor:

- main bedroom (11 m<sup>2</sup>)
- shower room/wc
- separate study (11 m<sup>2</sup>)
- terrace (11 m<sup>2</sup>) with open views of the hills beyond the river Gardon

Spacious garage. Garden with fully grown trees, swimming pool and well.

This house was build in 2005, has central heating and air-condition.

Perfect for indoor/outdoor living.

Easy to rent out, could be sold furnished.

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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 foncière: 1481 EUR**

**Taxe habitation: EUR**

## NOTES