

Very spacious 6-bedroom house with beautiful large garden and pool with cover.

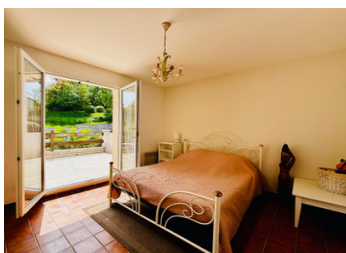


## INFORMATION

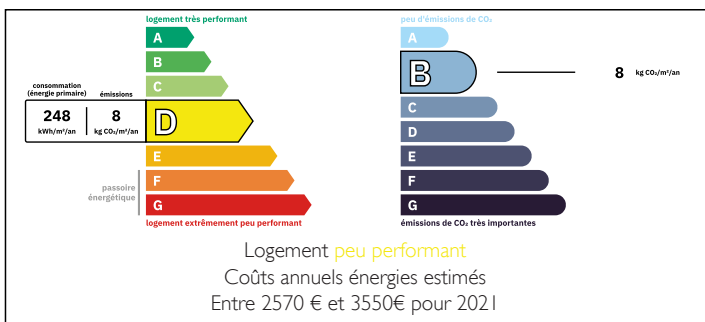
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	6
Bath:	2
Floor:	177 m2
Plot Size:	7951 m2

## IN BRIEF

A large house with 6 bedrooms, 2 bathrooms, garden and swimming pool in a very quiet area

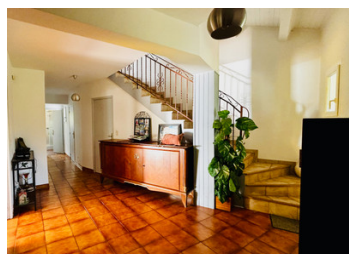


## ENERGY - DPE



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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

House with pool in a quiet location and beautiful views.

On the ground floor, there is a spacious living room opening onto the poolside terrace. In the living room there is a wood-burning stove (built-in cassette) that provides the necessary atmosphere. From the living room you enter a spacious fully equipped kitchen (13 m<sup>2</sup>) that opens onto a veranda. There is a bedroom (13 m<sup>2</sup>), bathroom with shower, toilet and laundry room.

On the first floor are five bedrooms (each room is 13 m<sup>2</sup>), 2 of which have direct access to a 20 m<sup>2</sup> terrace. There is also a bathroom and a toilet on the floor.

The large garden is terraced and largely wooded. A covered pool with dome provides the necessary refreshment

In the basement there is a 72 m<sup>2</sup> garage and a 22 m<sup>2</sup> cellar.

The house has double glazing and electric heating throughout, as well as reversible air conditioning.

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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