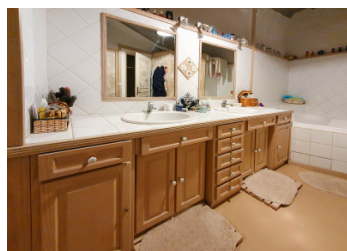


Spacious and character village house with swimming pool and garage in village between Avignon and Nîmes.



## INFORMATION

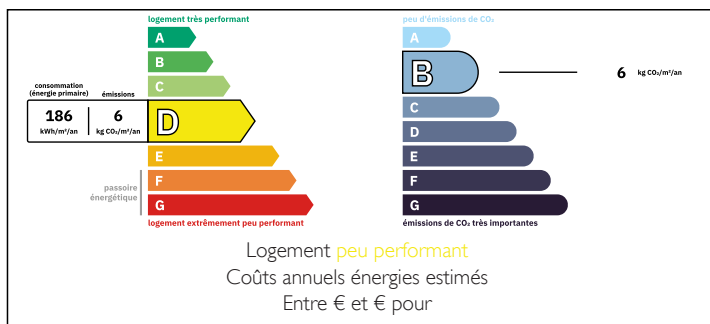
Town:	Fournès
Department:	Gard
Bed:	7
Bath:	2
Floor:	250 m2
Plot Size:	280 m2



## IN BRIEF

This renovated stone house in a typical Provencal village could be your holiday home in south of France or permanent residence. It is located in a village with local shop and restaurant. This house is not far from the Pont du Gard, 20 km from Uzès with famous Saturday market, conveniently situated for connections to airports & TGV at Nîmes (26 km) and Avignon (20 km).

## 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:

- main entrance
- living room with fire place
- fully equipped kitchen
- office
- WC
- small courtyard
- swimming pool
- garage

On the 1st floor:

- 4 bedrooms
- 2 bathrooms
- 2 WC
- dressing room

Convertible attic space.

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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: 1953 EUR**

**Taxe habitation: EUR**

## NOTES