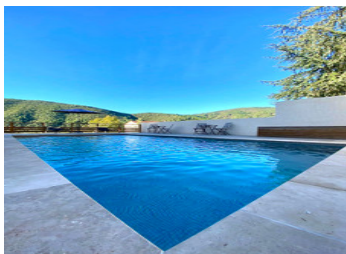


House with 4 bedrooms, large living space with open kitchen. Large covered terrace, garden with swimming pool.



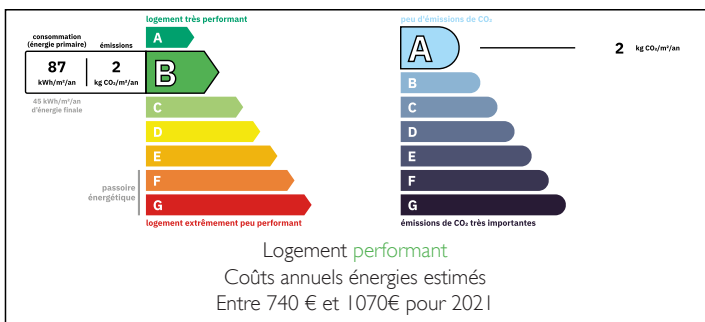
## INFORMATION

Town:	Saint-Florent-sur-Auzonnet
Department:	Gard
Bed:	4
Bath:	1
Floor:	194 m2
Plot Size:	971 m2

## IN BRIEF

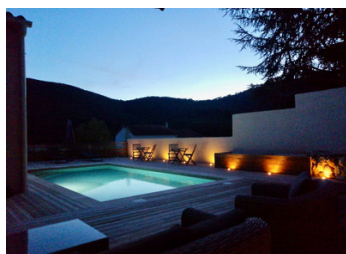
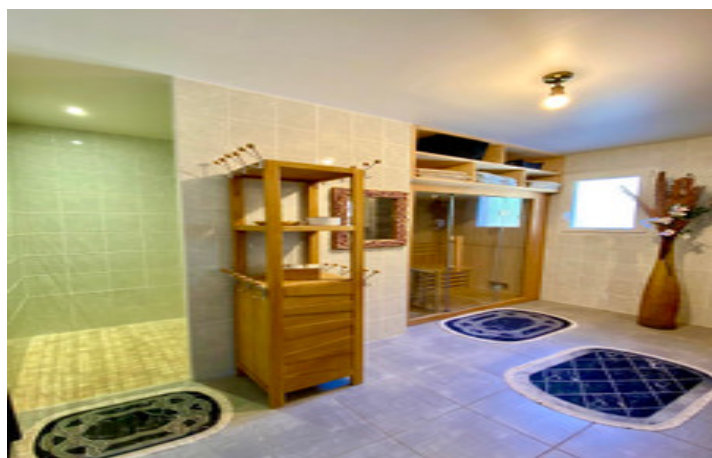
Recently built house with 4 bedrooms, very spacious living room with fireplace and open kitchen. The large covered terrace offers fantastic views of the Cevennes. The garden with swimming pool offers the necessary rest and refreshment during the summer months.

## 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

Built less than 10 years ago, this very comfortable villa has generous volumes

The pleasant ground floor, accessible via the external staircase, consists of a living room of more than 50 m<sup>2</sup>, which opens onto a fully fitted and equipped kitchen, and leads to the impressive covered terrace of 45 m<sup>2</sup>.

This terrace offers refreshment in summer and overlooks a magnificent panoramic view of the beautiful Cevennes hills.

Two spacious bedrooms and a pleasant shower room, separate toilet and storage room complete the ground floor, which covers more than 110 m<sup>2</sup>.

The stairs upstairs lead to a second living room, two bedrooms, a shower room with toilet and a storage room. This space, designed for children, relaxation and activities, also accommodates family and friends on a floor entirely dedicated to them.

Outside, a perfect, beautiful swimming pool built 1 year ago, surrounded by a 160 m<sup>2</sup> wooden deck, overlooks the property. This salt-treated pool is designed for both children and adults and meets all safety standards.

Equipped with a carport, reversible air conditioning and water softener, this villa is just 20 minutes from Alès, 50 minutes from Nîmes and on the edge of the Ardèche.

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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