

Les Angles – 91 m house with lovely open views, 3 bedrooms, garage, and 579 m tree-filled garden



## INFORMATION

Town:	Les Angles
Department:	Gard
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	579 m2



## IN BRIEF

Welcome to this pleasant home.

From its lovely terrace, it offers a superb unobstructed view.

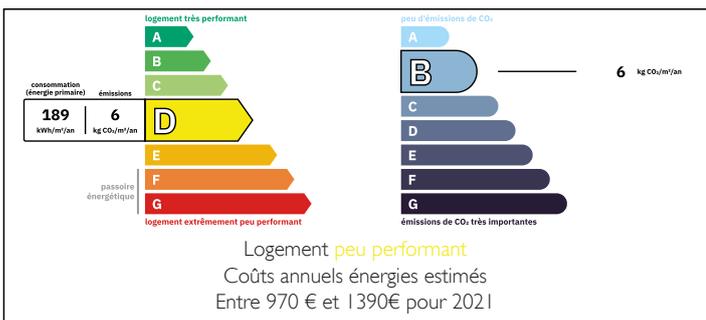
Nestled in a quiet cul-de-sac, it is surrounded by beautifully wooded grounds.

It comprises a spacious living room with fireplace, separate kitchen, two bedrooms, bathroom and separate toilet on the first floor, and a bedroom upstairs.

For comfort in all seasons, the house is also equipped with reversible air conditioning.

Enjoy the serenity and lush greenery of this haven of peace.

## 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

Avignon city center and the TGV train station are just a few minutes away by car, linking Paris in 2h40, and Lyon Marseille and Montpellier in less than 1h20.

Les Angles is a dynamic town and part of the Greater Avignon agglomeration. With excellent transport links, it offers a full range of shops, services, schools and leisure facilities.

The environment is very calm, and you can enjoy the typical landscapes of Provence Gardoise, with its vineyards and pretty villages.

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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: 1616 EUR**

**Taxe habitation: EUR**

## NOTES