

Saint-Ambroix - Gard - Stone house in a peaceful setting with stunning views over 11,000 m of land

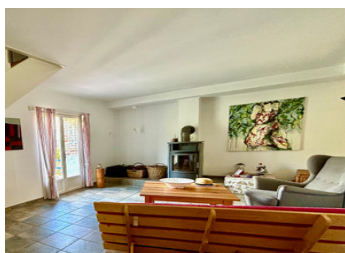


INFORMATION

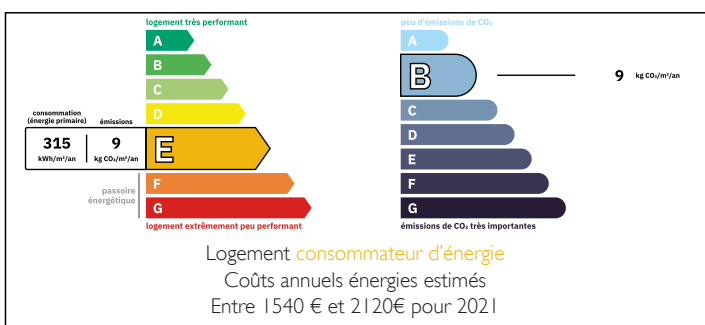
Town:	Saint-Ambroix
Department:	Gard
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	11058 m2

IN BRIEF

Character house built entirely of stone, 3 terraces not overlooked and with uninterrupted views around the house.



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

Beautiful stone house located in a very quiet area with exceptional view of Saint-Ambroix

On the ground floor, the property has a fully equipped kitchen adjoining a spacious dining room and lounge, the lounge has direct access to a covered terrace promising blissful summer evenings. On the same level there is also a first bedroom with bathroom and toilet.

Moving to the first floor, we discover 2 bedrooms and an adjoining bathroom, these rooms are connected to 2 summer terraces from where we can enjoy exceptional views of the surrounding garden and environment.

The house also has a very large cellar of 40 m2

The large garden is terraced and offers possibilities

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1360 EUR

Taxe habitation: EUR

NOTES