

Spacious villa with swimming pool near Pont du Gard.



## INFORMATION

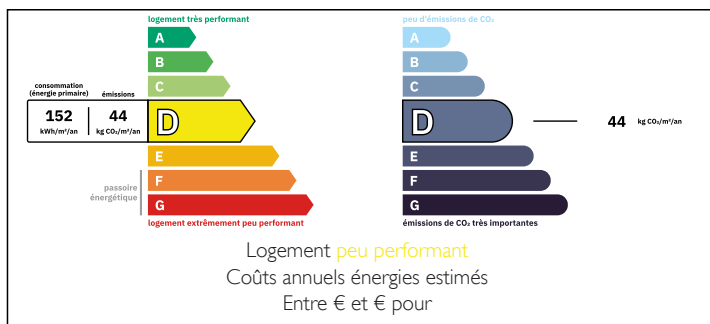
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	4
Bath:	2
Floor:	218 m2
Plot Size:	3932 m2



## IN BRIEF

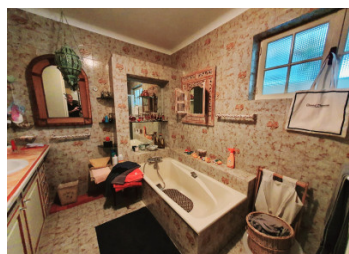
In charming village near historical Pont du Gard is situated this villa in two levels, located in nice village with local shop, bar, pharmacy and restaurant, surrounded by vineyards, 15 km from Uzès with famous market, 25 km from Avignon or 30 km from Nîmes with connections to the airports & TGV stations.

## 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

More than 200 m<sup>2</sup> of living space consisting of 3 living rooms (including 1 possible bedroom and merger of the 2 others for a large living room semi-separated by a large currently opening), bathroom + shower room, 3 other bedrooms, fitted kitchen.

Numerous terraces + solarium and jacuzzi with its room accessible from the living area.

2 large garages for 2 cars, huge outbuildings including 1 possible part for workshops, nearly 80 m<sup>2</sup> of cellars.

Possibility of detachment of building plot.

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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: 2700 EUR

Taxe habitation: EUR

## NOTES