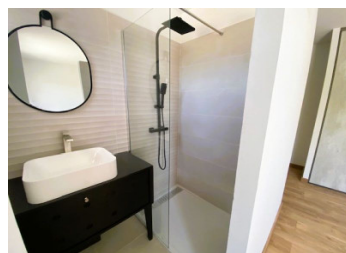
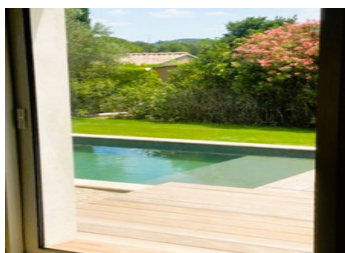


Contemporary single-storey house, 130 m², with swimming pool and terrace on a 960 m² plot – Pujaut



INFORMATION

Town:	Pujaut
Department:	Gard
Bed:	3
Bath:	3
Floor:	130 m ²
Plot Size:	960 m ²



IN BRIEF

Discover this single-storey home offering superb volumes and modern comfort.

Located in a quiet residential area, it benefits from a beautiful southeast exposure, perfect for enjoying natural light throughout the day.

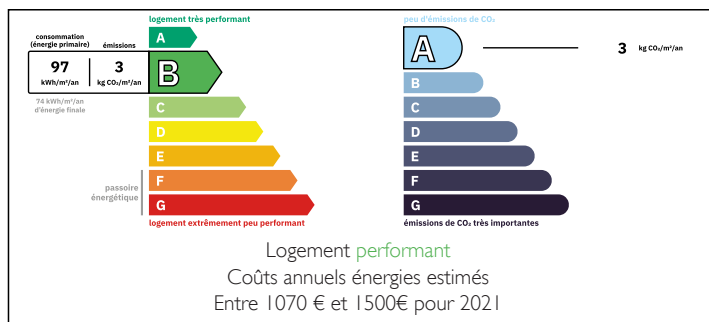
The interior features a vast, bright living room with large bay windows, opening onto the terrace, garden and pool, providing a pleasant, convivial living environment.

The modern, functional kitchen with central island opens onto the living room, and is complemented by a pantry.

The house has three bedrooms, each with its own shower room, and two independent WCs.

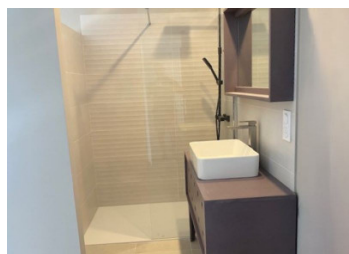
A laundry room adds to the comfort and practicality

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

Outside, you'll find a terrace with a breathtaking view of Mont Ventoux, ideal for relaxing on sunny days.

Outbuildings and equipment

A garage is available for motorcycles, bicycles and other equipment.

In addition, the property is equipped with a borehole with pump and an integrated sprinkler system for easy garden maintenance.

This house is a true haven of peace, offering all the comforts and facilities necessary for a pleasant and serene life.

Ideally located, this house is just a few minutes' walk from the village of Pujaut and all its amenities.

Avignon is only a 20-minute drive away, providing easy access to the TGV high-speed train station.

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

LOCAL TAXES

Taxe foncière: 2600 EUR

Taxe habitation: EUR

NOTES