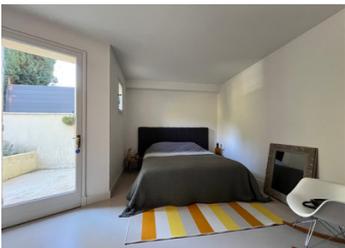


## VILLA 100 M 3 Bedrooms with swimming pool and open views



## INFORMATION

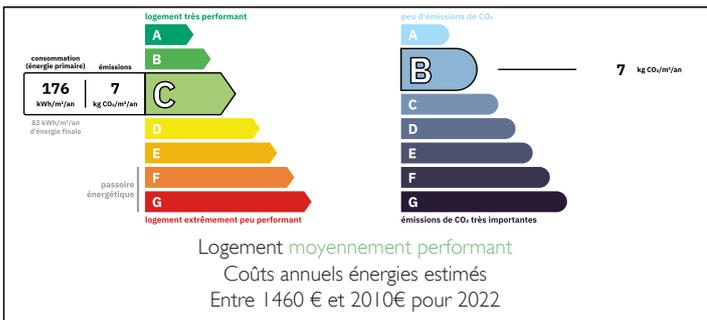
Town:	Rochefort-du-Gard
Department:	Gard
Bed:	2
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	1005 m <sup>2</sup>



## IN BRIEF

Close to schools and the college, in a residential area, you will find this 100 m<sup>2</sup> villa in excellent condition. On the ground floor, it comprises a living room with open-plan fitted kitchen, a bedroom and a shower room. Upstairs is a spacious 40 m<sup>2</sup> bedroom, which could easily be converted into two bedrooms if required, with an en suite bathroom and terrace. This villa, which requires no work whatsoever, has a charming 1000 m<sup>2</sup> garden with swimming pool, offering uninterrupted views in absolute peace and quiet.

## 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

Property tax €1,500

AXIS motorway 10 mn

Avignon 10 mn

Marseille provence airport 50 mins

AVIGNON TGV 12 mn

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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: 1 500 EUR

Taxe habitation: EUR

## NOTES