

Alès - GARD - Villa with 5 bedrooms, 3 bathrooms, kitchen, garden, garage and swimming pool

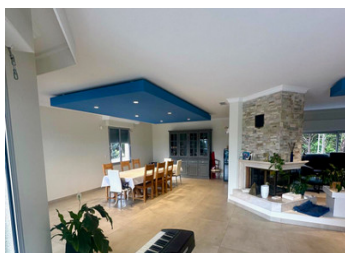
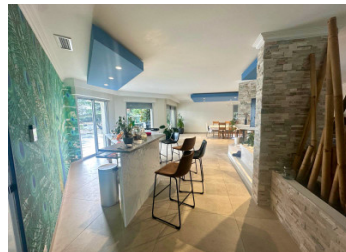


INFORMATION

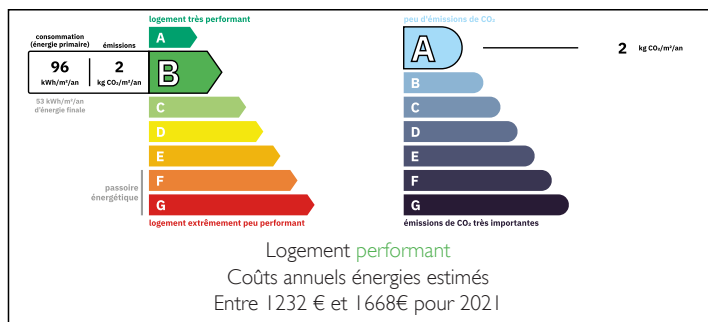
Town:	Alès
Department:	Gard
Bed:	5
Bath:	3
Floor:	234 m2
Plot Size:	3865 m2

IN BRIEF

Large detached villa with 5 bedrooms, 3 bathrooms, spacious living space, independent gite, swimming pool, separate garage/atelier and south-facing terrace.



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

Single-storey villa outside the centre of Alès but close to all amenities, 234 m² living space on 3865 m² of land.

The land is partly (3/4) fenced and partly buildable. A large entrance hall gives access to the house with a large living space, fitted kitchen with storage room, office, separate wc, utility room, bathroom and 3 bedrooms of which 1 with bathroom en suite. A large terrace overlooking the garden is south-west facing

Furthermore, the property comprises a pool house (50 m² and fully insulated) with fitted kitchen and 1 bedroom with shower and wc plus a garage of 80m².

The garden contains a large 8x16m swimming pool, 1.50m deep, sloping to 3.50m (point of diamonds) diving board.

LOCAL TAXES

Taxe habitation: EUR

The house was built in 1980 and recently insulated, giving it a good DPE value (B).

Reversible heating and air conditioning in 2 parts (day and night) throughout the house as well as underfloor heating. Aluminium double-glazed windows are fitted with aluminium shutters

The property is connected to the sewerage system and has internet fibre.

NOTES

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