

## VILLA DE STANDING 222 m HABITABLES 5 CHAMBRES TERRAIN 1100 m AVEC PISCINE

EXCLUSIVE



## INFORMATION

Town:	Rochefort-du-Gard
Department:	Gard
Bed:	5
Bath:	3
Floor:	222 m <sup>2</sup>
Plot Size:	1100 m <sup>2</sup>

## IN BRIEF

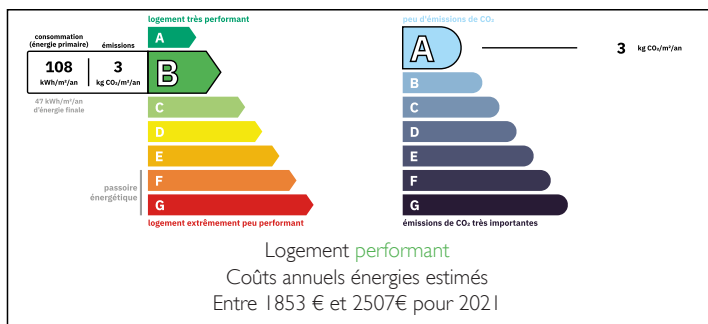
In a luxury, secure residence, this superb villa with 222 m<sup>2</sup> of living space on two levels comprises:

On the ground floor, a large, bright living room with glazed patio, a kitchen equipped with quality appliances and a central marble island. The sleeping area comprises 3 bedrooms, one of which has an en suite shower room, while the other two are linked by a shared bathroom. On the first floor are two further bedrooms opening onto a terrace, including a master suite with a large dressing room and a bathroom with shower and bath.

This architect-designed villa, built using top-quality materials, is set in a privileged, absolutely peaceful location, with a garden of around 1000 m<sup>2</sup> featuring automatic watering from a borehole, and a magnificent DIFFAZUR swimming pool.

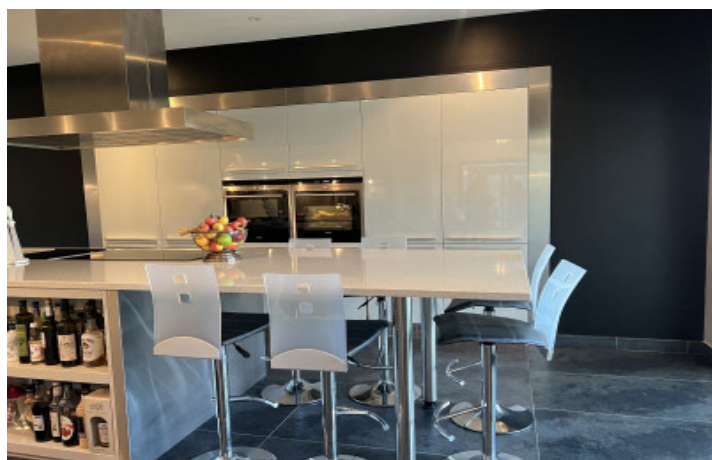


## ENERGY - DPE



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

- Bticino home automation
- Central vacuum
- Underfloor heating plus reversible heat pump
- DIFFAZUR swimming pool
- Kitchen and sanitary PORCELANOSA
- Alarm systems
- Access to the communal swimming pool
- Sliding bay window
- Secure residence
- Automatic sprinkler system

-----

Co-owned building of 23 units

Provisional annual charges: 3060€

-----

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

## LOCAL TAXES

Taxe foncière: 3365 EUR

Taxe habitation: EUR

## NOTES